

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

914B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 7, 2008

SUBJECT: RESOLUTION NO. 2008-173 - SECOND CYCLE OF GENERAL PLAN AMENDMENTS (LAND USE ELEMENT) FOR 2008 (GPA Nos. 821, 834, and 844).

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2008-173 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment (GPA) Nos. 821, 834, and 844.

BACKGROUND:

Board of Supervisors Resolution No. 2007-173 for the second General Plan Amendment cycle of 2008 is organized in numeric order. The table below groups the General Plan Amendments by Supervisorial District:

SUPERVISORIAL DISTRICT	AREA PLAN	CASE NO.	PAGES	LETTER
Second	Eastvale	GPA No. 834	4	B
	Jurupa	GPA No. 844	9	C
Third	Southwest	GPA No. 821	1	A

Ron Goldman
Planning Director

AJA

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE 4/17/08
BY Jina Grande
Departmental Concurrence

FORM APPROVED COUNTY COUNSEL

DATE 4/17/08
BY MINH C. TRAN
Policy

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

Prev. Agn. Ref.

District: 2 & 3

Agenda Number:

3.27

b

The Honorable Board of Supervisors

RE: RESOLUTION NO. 2008-173

April 7, 2008

Page 2 of 2

INDIVIDUAL AMENDMENTS:

The General Plan Amendments comprising the second cycle of 2008 were considered by the Board of Supervisors on April 29, 2008; and are described below:

GPA No. 821 affects the Southwest Area Plan, and amends the designation on approximately 4.75 acres located northerly of Calle Arnaz, easterly of Calle Rocinante, southerly of De Portola Road, and westerly of Anza Road from Medium Density Residential within the Community Development Foundation Component to Very Low Density Residential.

GPA No. 834 affects the Eastvale Area Plan, and amends the designation on approximately 35.50 acres located northerly of 65th Street, southerly of Limonite Avenue, easterly of Archibald Avenue, and westerly of Harrison Avenue from Light Industrial, Medium Density Residential, and Open Space Recreational (a technical amendment mapping error correction) within the Community Development and Open Space Foundation Components to Light Industrial and Commercial Retail.

GPA No. 844 affects the Jurupa Area Plan, and amends the designation on approximately 4.17 acres located northerly of Mission Boulevard, easterly of Glen Street, southerly of Bellegrave Avenue, and westerly of Amarillo Street from Commercial Retail and High Density Residential within the Community Development Foundation Component to Highest Density Residential.

RESOLUTION NO. 2008-173

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 December 18, 2007 and March 11, 2008 and before the Riverside County Planning Commission on May 30, 2007, November 14, 2007, and February 20, 2008 to consider proposed amendments to the Eastvale Area Plan Land Use Map, the Jurupa Area Plan Land Use Map, and the Southwest Area Plan Land Use Map of the Riverside County General Plan; and,

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

WHEREAS, 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,

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside, and in regular session assembled on April 29, 2008 that:

- A. General Plan Amendment No. 821 (GPA00821) is a proposal to amend the Southwest Area Plan by amending the Land Use Map designation from Medium Density Residential (MDR) (2-5 dwelling units per acre) within the Community Development Foundation Component to Very Low Density Residential (VLDR) (1 acre minimum lot size) on 4.75 acres located on the southwest corner of De Portola Road and Anza Road in the Rancho California Zoning District of the Third Supervisorial District, as shown on the exhibit entitled "GPA00821, Exhibit 6," a copy of which is attached hereto and incorporated herein by reference. This amendment is associated with Change of Zone No. 7386 and Parcel Map No. 34906, which were considered concurrently with this amendment at the public hearings

FORM APPROVED COUNTY COUNSEL
BY: *Minh C. Tran*
DATE: *4/29/08*
MINH C. TRAN

1 before the Planning Commission and the Board of Supervisors. Change of Zone No. 7386 proposes a
2 zone change request from Rural Residential (R-R) to Residential Agricultural with a 1 acre minimum lot
3 size (R-A-1). Parcel Map No. 34906 proposes a Schedule H subdivision of 4.75 gross acres into four (4)
4 residential lots with a minimum lot size of one (1) acre.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
6 on this matter, both written and oral, including Environmental Assessment No. 40973, that:

- 7 1. The site is located in the Southwest Area Plan (SWAP).
- 8 2. The Southwest Area Plan Land Use Map determines the extent, intensity, and location of
9 land uses within the SWAP.
- 10 3. The site is currently designated Medium Density Residential (MDR) (2-5 dwelling units
11 per acre) within the Community Development Foundation Component.
- 12 4. The proposed amendment would change the SWAP land use designation on the site from
13 Medium Density Residential (MDR) (2-5 dwelling units per acre) within the Community
14 Development Foundation Component to Very Low Density Residential (VLDR) (1 acre
15 minimum lot size).
- 16 5. Pursuant to Section 65863 of the Government Code and based upon the facts presented
17 within the staff analysis, the reduction in density is consistent with the adopted General
18 Plan, including the Housing Element. The remaining sites identified in the Housing
19 Element of the adopted General Plan are adequate to accommodate the County's share of
20 regional housing needs pursuant to Government Code Section 65584. This is based on the
21 fact that the Housing Element covering the 2001 through 2005 planning period determined
22 there was surplus of land in the Western County for all income categories (Housing
23 Element Table H-49).
- 24 6. The site is bordered (in clockwise order) on the north by De Portola Road, on the east by
25 Anza Road, on the south by properties designated as Commercial Tourist (0.20 to 0.35
26 floor area ratio) within the Community Development Foundation Component, and on the
27 west by properties designated as Medium Density Residential within the Community
28

1 Development Foundation Component. Properties on the opposite (northerly) side of De
2 Portola Road are designated Estate Density Residential (EDR) (2 acre minimum lot size)
3 within the Rural Community Foundation Component. Properties on the opposite (easterly)
4 side of Anza Road are designated Commercial Tourist (CT) (0.20-0.35 Floor Area Ratio)
5 within the Community Development Foundation Component.

- 6 7. The site is zoned Rural Residential (R-R). The associated Change of Zone No. 7386
7 proposes to change the zoning on the site to Residential Agricultural with a 1 acre
8 minimum lot size (R-A-1).
- 9 8. The site is bordered (in clockwise order) on the north by De Portola Road, on the east by
10 Anza Road, on the south by properties zoned Rural Residential (R-R), and on the west by
11 properties zoned Rural Residential (R-R). Properties on the opposite (northerly) side of De
12 Portola Road are zoned Rural Residential (R-R). Properties on the opposite (easterly) side
13 of Anza Road are zoned Rural Residential (R-R).
- 14 9. The site is currently vacant.
- 15 10. Surrounding land uses (in clockwise order) include De Portola Road to the north, Anza
16 Road to the east, a greenhouse to the south, and single family residences on large lots to
17 the west. Land uses on the opposite (northerly) side of De Portola Road include a horse
18 ranch. Land uses on the opposite (easterly) side of Anza Road include single family
19 residences.
- 20 11. The General Plan Foundation Component will remain the same.
- 21 12. The proposed amendment does not involve a change in the Riverside County Vision, or
22 any General Plan Principle, or any Foundation Component designation in the General Plan.
- 23 13. The proposed amendment would contribute to the achievement of the purposes of the
24 General Plan.
- 25 14. Special circumstances or changes have emerged that were unanticipated in preparing the
26 General Plan.
- 27 15. The proposed general plan amendment will not be detrimental to public health, safety, and
28 welfare.

- 1 16. The proposed amendment is consistent with the policies of the Southwest Area Plan and
2 with all policies of the Riverside County General Plan, as adopted on October 7, 2003.
- 3 17. The findings of the initial study performed pursuant to Environmental Assessment No.
4 40973 (a copy of which is attached hereto) are incorporated herein by reference. The initial
5 study determined that the proposed general plan amendment, change of zone, and tentative
6 parcel map would have impacts on, or be impacted by, biological resources, cultural
7 resources, geology/soils, hydrology/water quality, and transportation/traffic. However, it
8 was determined that each of these impacts were insignificant or would be mitigated to a
9 level of non-significance through the conditions of approval (including referenced
10 government agency letters) applied to the associated tentative parcel map. The initial study
11 concluded that the project, as mitigated, would not have a significant effect on the
12 environment.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPT** the Mitigated
14 Negative Declaration for Environmental Assessment No. 40973 and **ADOPT** General Plan Amendment
15 No. 821 (GPA00821) from Medium Density Residential (MDR) within the Community Development
16 Foundation Component to Very Low Density Residential (VLDR), as described herein and as shown on
17 the exhibit entitled "GPA00821, Exhibit 6."

18 B. General Plan Amendment No. 834 (GPA00834) is a proposal to amend the Eastvale Area
19 Plan by amending the Land Use Map designation from Light Industrial (0.25-0.60 Floor Area Ratio),
20 Medium Density Residential (2-5 Dwelling Units per Acre) and Open Space Recreation (a technical
21 amendment mapping error correction) within the Community Development and Open Space Foundation
22 Components to Light Industrial (0.25-0.60 Floor Area Ratio) on 24.77 acres and Commercial Retail
23 (0.20-0.35 Floor Area Ratio) on 10.73 acres located northerly of 65th Street, southerly of Limonite
24 Avenue, easterly of Archibald Avenue, and westerly of Harrison Avenue in the Eastvale Zoning District
25 of the Second Supervisorial District, as shown on the exhibit entitled "GPA00834, Exhibit 6," a copy of
26 which is attached hereto and incorporated herein by reference. This amendment is associated with Change
27 of Zone No. 7445, Parcel Map No. 35061, Plot Plan No. 22277, Conditional Use Permit No. 3568, and
28 Variance No. 1825, which were considered concurrently with this amendment at the public hearings

1 before the Planning Commission and the Board of Supervisors. Change of Zone No. 7445 proposes a
2 zone change request from Heavy-Agriculture-10 acre minimum (A-2-10) to General Commercial (C-
3 1/CP) for 10.73 acres and Manufacturing-Service Commercial (M-SC) for 24.77 acres. Tentative Parcel
4 Map No. 35061 proposes a Schedule E subdivision of 40.95 gross acres into 13 industrial and commercial
5 parcels, including one (1) for condominium purposes. Plot Plan No. 22277 proposes to develop a 260,108
6 square foot mixed commercial retail and light industrial center, "Stelzer Center," on a 40.95 gross acre
7 site (35.50 net acres) with a project floor area ratio of 26.0, consisting of the following: 45,880 square feet
8 of General Retail with multi-tenant spaces, 40,000 square feet for a Fitness Center, 17,500 square feet of
9 Food services, 4,000 square feet for a Bank, 46,440 square feet of Research and Development with multi-
10 tenant spaces, 6,000 square feet for a Car Wash, 100,288 square feet of Self Storage, 186,890 square feet
11 (11.2%) of landscaping, 825 parking stalls, and related storm drain, water quality, and improvements
12 including the use of approximately 5.7 acres of SCE easement area for RV storage. Development will
13 consist of 15 buildings: fitness center, pharmacy with a "Minute Clinic," bank, restaurant, car wash, mini
14 storage, market, 3 fast food, 3 shops, and 2 multi tenant research & development buildings. The use
15 permit also proposes a sign program for the Stelzer Center, which includes two (2) single tenant
16 monument signs; four (4) multi-tenant monument signs and two (2) center identification signs located
17 within a landscaped planter wall pursuant to the attached Sign Program. The sign program also includes
18 affixed signage on all subject buildings. Conditional Use Permit No. 3568 is to permit the sales of
19 alcoholic beverages (type 21) for off premises consumption for anchor tenants: CVS Drug Store and
20 Fresh and Easy (Tesco) food market; for pads on Parcel 1 and Parcel 7 of Parcel Map 35061. This
21 conditional use permit application is only to permit the sale of alcoholic beverages (type 21) for off
22 premises consumption. Variance No. 1825 is a proposal to allow the sign program to exceed standards
23 identified in Ordinance 348, Section 19.4. The sign program will exceed the number of allowable free-
24 standing signs by six (6), with a total of eight (8) free-standing signs: one (1) single tenant monument sign
25 measuring 8' wide and 4' high (page 22 of sign program), two (2) multi tenant monument signs
26 measuring 7' wide and 10' high (page 23 of sign program) fronting along Limonite Avenue, one (1)
27 single tenant monument sign measuring 8' wide and 4' high (page 22 of sign program), two (2) multi
28 tenant monument signs measuring 7' wide and 10' high (page 23 of sign program) fronting along

1 Archibald Avenue, one (1) center identification sign at the corner of Archibald and Limonite measuring
2 up to 11' wide and 4' high (page 24 of sign program), and one (1) center identification sign at the corner
3 of Archibald and the signalized project entry measuring up to 11' wide and 4' high (page 24 of sign
4 program).

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
6 on this matter, both written and oral, including Environmental Assessment No. 41138, that:

- 7 1. The site is located in the Eastvale Area Plan (EAP).
- 8 2. The Eastvale Area Plan Land Use Map determines the extent, intensity, and location of
9 land uses within the EAP.
- 10 3. The site is currently designated Light Industrial (0.25-0.60 Floor Area Ratio), Medium
11 Density Residential (2-5 Dwelling Units per Acre) and Open Space Recreational (a
12 technical amendment mapping error correction) within the Community Development and
13 Open Space Foundation Components.
- 14 4. The proposed amendment would change the EAP land use designation on the site from
15 Light Industrial, Medium Density Residential and Open Space Recreation within the
16 Community Development and Open Space Foundation Components to Light Industrial
17 (0.25-0.60 Floor Area Ratio) for 24.77 acres and Commercial Retail (0.20-0.35 Floor Area
18 Ratio) for 10.73 acres.
- 19 5. The site is bordered (in clockwise order) on the north by Limonite Avenue, on the east by
20 properties designated as Medium Density Residential within the Community Development
21 Foundation Component, on the south by properties designated as Medium Density
22 Residential and Open Space Recreation within the Community Development and Open
23 Space Foundation Components, and on the west by Archibald Avenue. Properties on the
24 opposite (northerly) side of Limonite Avenue are designated Light Industrial (0.25-0.60
25 Floor Area Ratio) and Medium Density Residential (2-5 Dwelling Units per Acre) within
26 the Community Development Foundation Component. Properties on the opposite
27 (westerly) side of Archibald Avenue are designated Light Industrial (0.25-0.60 Floor Area
28 Ratio) within the Community Development Foundation Component.

- 1 6. The site is zoned Heavy-Agriculture with a 10 acre minimum lot size (A-2-10). The
2 associated Change of Zone No. 7445 proposes to change the zoning on the site to General
3 Commercial (C-1/CP) for 10.73 acres and Manufacturing-Service Commercial (M-SC) for
4 24.77 acres.
- 5 7. The site is bordered (in clockwise order) on the north by Limonite Avenue, on the east by
6 properties zoned Planned Residential (R-4), on the south by properties zoned Planned
7 Residential (R-4), and on the west by Archibald Avenue. Properties on the opposite
8 (northerly) side of Limonite Avenue are zoned Heavy-Agriculture with a 10 acre minimum
9 lot size (A-2-10) and One-Family Dwelling (R-1). Properties on the opposite (westerly)
10 side of Archibald Avenue are zoned Heavy-Agriculture with a 10 acre minimum lot size
11 (A-2-10).
- 12 8. The site is partially vacant. There are eight (8) existing dairy structures located to the far
13 north of the subject property site.
- 14 9. Surrounding land uses (in clockwise order) include Limonite Avenue to the north, single-
15 family residences to the east, park and single-family residences to the south, and Archibald
16 Avenue to the west. Land uses on the opposite (northerly) side of Limonite Avenue include
17 vacant. Land uses on the opposite (westerly) side of Archibald Avenue include vacant,
18 dairy, and single-family residences.
- 19 10. The proposed amendment corrects a mapping error in which the adjacent land uses,
20 Medium Density Residential and Open Space Recreation, were incorrectly applied to a
21 portion of the project site. To correct this mapping error, portions of the parcel designated
22 Medium Density Residential and Open Space Recreation shall be designated as Light
23 Industrial.
- 24 11. For these reasons, the County finds that:
 - 25 a. The proposed amendment addresses an error or omission that needs to be corrected.
 - 26 b. The proposed amendment would not change any policy direction or intent of the
27 General Plan
- 28

- c. The original land use designations, Medium Density Residential and Open Space Recreation, were based on inaccurate information and should therefore be changed to properly reflect the policy intent of the General Plan.
- d. This amendment clarifies the General Plan land use designation for this site. Therefore, this clarification will serve to accurately convey the General Plan's meaning and eliminate a source of confusion.
- e. The amendment represents a minor change in boundary necessary to accurately reflect appropriate legal boundaries.

12. The proposed amendment does not involve a change in the Riverside County Vision, or any General Plan Principle, or any Foundation Component designation in the General Plan.
13. The proposed amendment would contribute to the achievement of the purposes of the General Plan.
14. Special circumstances or changes have emerged that were unanticipated in preparing the General Plan.
15. The proposed general plan amendment will not be detrimental to public health, safety, and welfare.
16. The proposed amendment is consistent with the policies of the Eastvale Area Plan and with all policies of the Riverside County General Plan, as adopted on October 7, 2003.
17. The findings of the initial study performed pursuant to Environmental Assessment No. 41138 (a copy of which is attached hereto) are incorporated herein by reference. The initial study determined that the proposed general plan amendment, change of zone, tentative parcel map, plot plan ("the project"), conditional use permit, and variance would have impacts on, or be impacted by, agriculture resources, biological resources, cultural resources, geology/soils, hazards & hazardous materials, hydrology/water quality, transportation/traffic, and utilities/service systems. However, it was determined that each of these impacts was insignificant or would be mitigated to a level of non-significance through the conditions of approval (including referenced government agency letters)

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

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPT** the Mitigated
4 Negative Declaration for Environmental Assessment No. 41138 and **ADOPT** General Plan Amendment
5 No. 834 (GPA00834) from Light Industrial, Medium Density Residential, and Open Space Recreational
6 within the Community Development and Open Space Foundation Components to Light Industrial on
7 24.77 acres and Commercial Retail on 10.73 acres, as described herein and as shown on the exhibit
8 entitled "GPA00834, Exhibit 6."

9 C. General Plan Amendment No. 844 (GPA00844) is a proposal to amend the Jurupa Area
10 Plan by amending the Land Use Map designation to the proposed Parcel 1 (PM34696) from Commercial
11 Retail (0.20-0.35 Floor Area Ratio) and High Density Residential (8-14 Dwelling Units per Acre) within
12 the Community Development Foundation Component to Highest Density Residential (20+ Dwelling
13 Units per Acre) on a 4.17 acres northerly of Mission Boulevard, easterly of Glen Street, southerly of
14 Bellegrave Avenue, and westerly of Amarillo Street in the Glen Avon Zoning District of the Second
15 Supervisorial District, as shown on the exhibit entitled "GPA00844, 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. 7475, Parcel Map No. 34696, and Plot Plan No. 22456, which were considered concurrently with this
18 amendment at the public hearings before the Planning Commission and the Board of Supervisors. Change
19 of Zone No. 7475 proposes to change the zone on proposed Parcel 1 (PM34696) from General
20 Commercial (C-1/C-P), Scenic Highway Commercial (C-P-S), Manufacturing – Service Commercial (M-
21 SC), and General Residential with a 4,000 square foot minimum lot size (R-3-4000) to General
22 Residential with a 525 square foot minimum unit size (R-3-525). Parcel Map No. 34696 proposes a
23 Schedule H subdivision of 9.98 gross (9.60 net) acres from sixteen residential and commercial parcels
24 into 2 residential parcels. Parcel 1 with 4.17 gross (3.95 net) acres and Parcel 2 with 5.81 gross (5.65 net)
25 acres. Plot Plan No. 22456 proposes to develop a three (3) story, 86,422 square feet, 102-unit senior
26 apartment development "Mission Village Senior Apartments," on a 4.17 gross acre (3.95 net acre) site
27 with 18% building lot coverage, 86,870 square feet (50%) of common area, 97 parking spaces, and 42,033
28 square feet (24%) of landscaping within the proposed Parcel 1 of Parcel Map No. 34696.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
2 on this matter, both written and oral, including Environmental Assessment No. 41196, that:

- 3 1. The site is located in the Jurupa Area Plan (JURAP).
- 4 2. The Jurupa Area Plan Land Use Map determines the extent, intensity, and location of land
5 uses within the JURAP.
- 6 3. The site is currently designated Commercial Retail (0.20-0.35 Floor Area Ratio) and High
7 Density Residential (8-14 Dwelling Units per Acre) within the Community Development
8 Foundation Component.
- 9 4. The proposed amendment would change the JURAP land use designation on the site from
10 Commercial Retail (0.20-0.35 Floor Area Ratio) and High Density Residential (8-14
11 Dwelling Units per Acre) within the Community Development Foundation Component to
12 Highest Density Residential (20+ Dwelling Units per Acre).
- 13 5. The site is bordered (in clockwise order) on the north by properties designated as Medium
14 High Density Residential within the Community Development Foundation Component and
15 by Bellegrave Avenue, on the east by properties designated as High Density Residential
16 within the Community Development Foundation Component and by Amarillo Street, on
17 the south by Mission Boulevard, and on the west by properties designated as Commercial
18 Retail within the Community Development Foundation Component. Properties on the
19 opposite (northerly) side of Bellegrave Avenue are designated as Medium High Density
20 Residential within the Community Development Foundation Component. Properties on the
21 opposite (southerly) side of Mission Boulevard are designated as Commercial Retail within
22 the Community Development Foundation Component. Properties on the opposite (easterly)
23 side of Amarillo Street are designated Commercial Retail within the Community
24 Development Foundation Component.
- 25 6. The site is zoned General Residential with a 4,000 square foot minimum lot size (R-3-
26 4000), Manufacturing – Service Commercial (M-SC), Scenic Highway Commercial (C-P-
27 S), and General Commercial (C-1/C-P). The associated Change of Zone No. 7475 proposes
28

1 to change the zoning to the proposed Parcel 1 (PM34696) on the site to General
2 Residential with a 525 square foot minimum unit size (R-3-525) for 4.17 acres.

3 7. The site is bordered (in clockwise order) on the north by properties zoned Regulated
4 Development Areas (R-D), General Residential with a 4,000 square foot minimum lot size
5 (R-3-4000), and by Bellegrave Avenue, on the east by properties zoned General
6 Residential with a 4,000 square foot minimum lot size (R-3-4000) and by Amarillo Street,
7 on the south by Mission Boulevard, and on the west by properties zoned General
8 Commercial (C-1/C-P). Properties on the opposite (northerly) side of Bellegrave Avenue
9 are zoned General Residential (R-3). Properties on the opposite (easterly) side of Amarillo
10 Street are zoned General Commercial (C-1/C-P). Properties on the opposite (southerly)
11 side of Mission Boulevard are zoned Scenic Highway Commercial (C-P-S) and General
12 Commercial (C-1/C-P).

13 8. The site is currently vacant.

14 9. Surrounding land uses (in clockwise order) include mobile homes and Bellegrave Avenue
15 to the north, vacant and Amarillo Street to the east, Mission Boulevard to the south, and
16 commercial to the west. Land uses on the opposite (northerly) side of Bellegrave Avenue
17 include single-family residences. Land uses on the opposite (easterly) side of Amarillo
18 Street include commercial. Land uses on the opposite (southerly) side of Mission
19 Boulevard include commercial and vacant.

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

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

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.

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

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

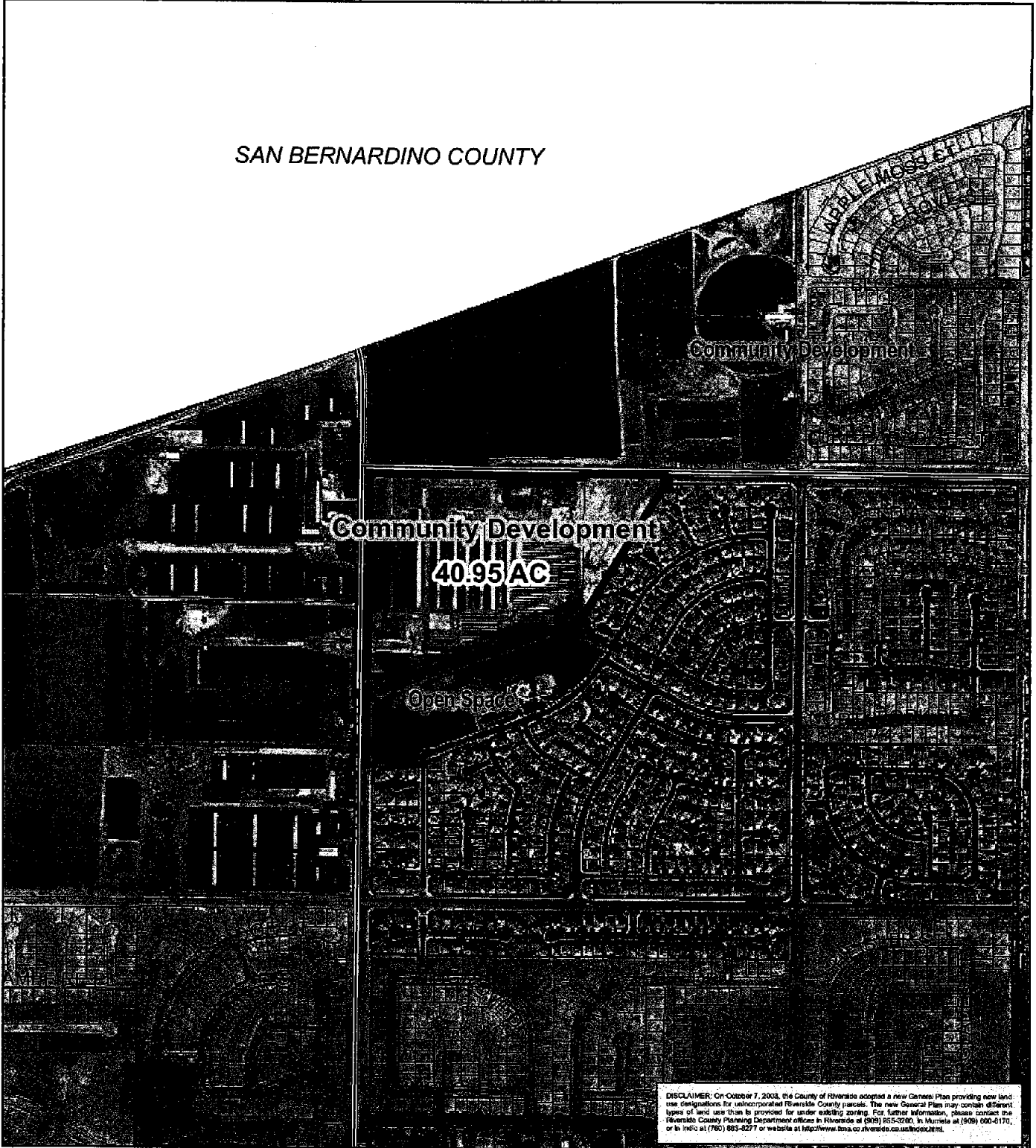
3 16. The findings of the initial study performed pursuant to Environmental Assessment No.
4 41196 (a copy of which is attached hereto) are incorporated herein by reference. The initial
5 study determined that the proposed general plan amendment, change of zone, tentative
6 parcel map, and plot plan ("the project") would have impacts on, or be impacted by,
7 aesthetics, cultural resources, geology/soils, hydrology/water quality, recreation, and
8 transportation/traffic. However, it was determined that each of these impacts was
9 insignificant or would be mitigated to a level of non-significance through the conditions of
10 approval (including referenced government agency letters) applied to the associated plot
11 plan and tentative parcel map. The initial study concluded that the project, as mitigated,
12 would not have a significant effect on the environment.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPT** the Mitigated
14 Negative Declaration for Environmental Assessment No. 41196 and **ADOPT** General Plan Amendment
15 No. 844 (GPA00844) to the proposed Parcel 1 (PM34696) from Commercial Retail and High Density
16 Residential within the Community Development Foundation Component to Highest Density Residential,
17 as described herein and as shown on the exhibit entitled "GPA00844, Exhibit 6."

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

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SAN BERNARDINO COUNTY



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Prado-Mira Loma

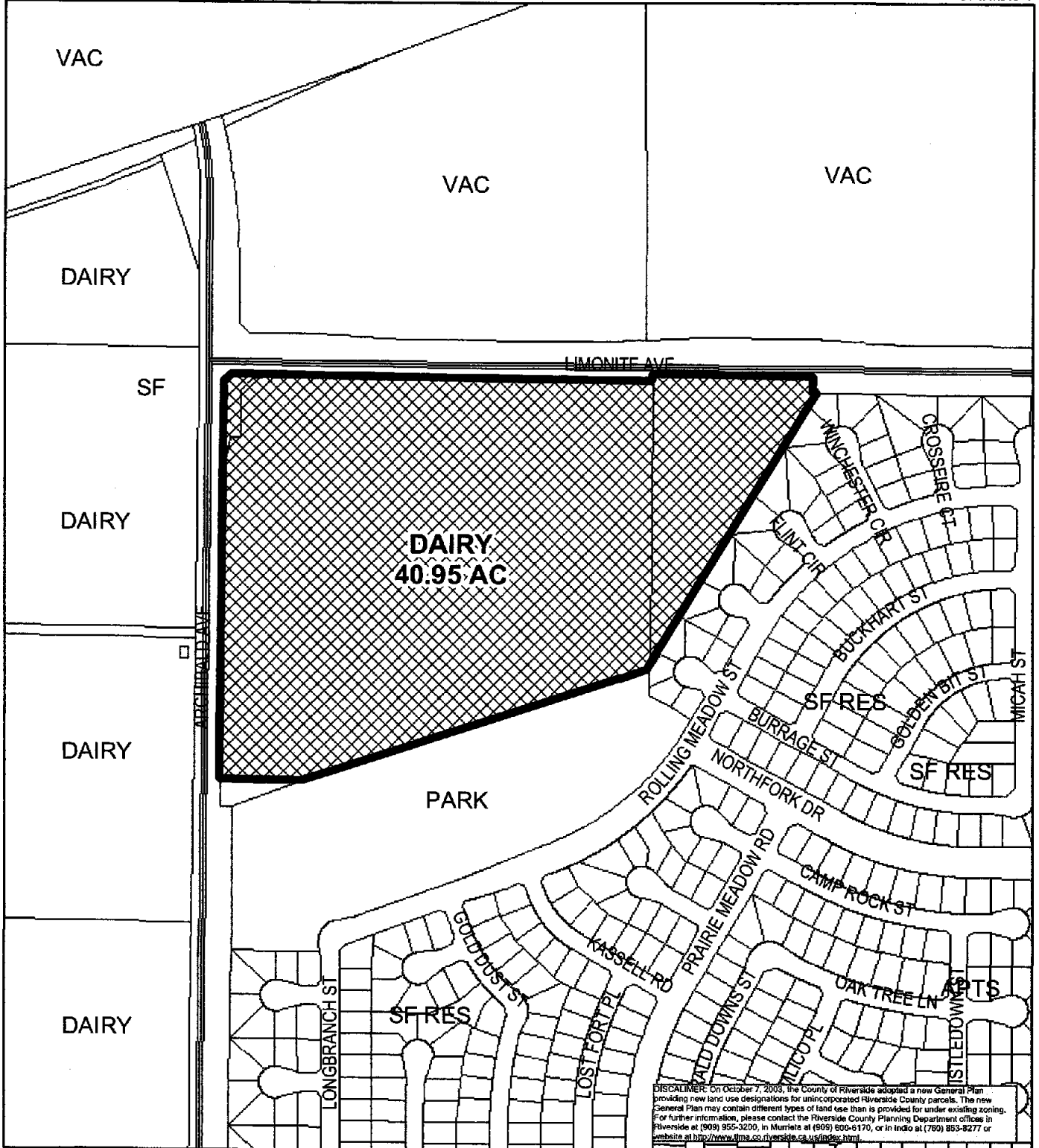
Township/Range: T2SR7W
SECTION: 26



ASSESSORS 144-03
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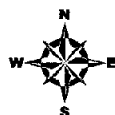


Land Use

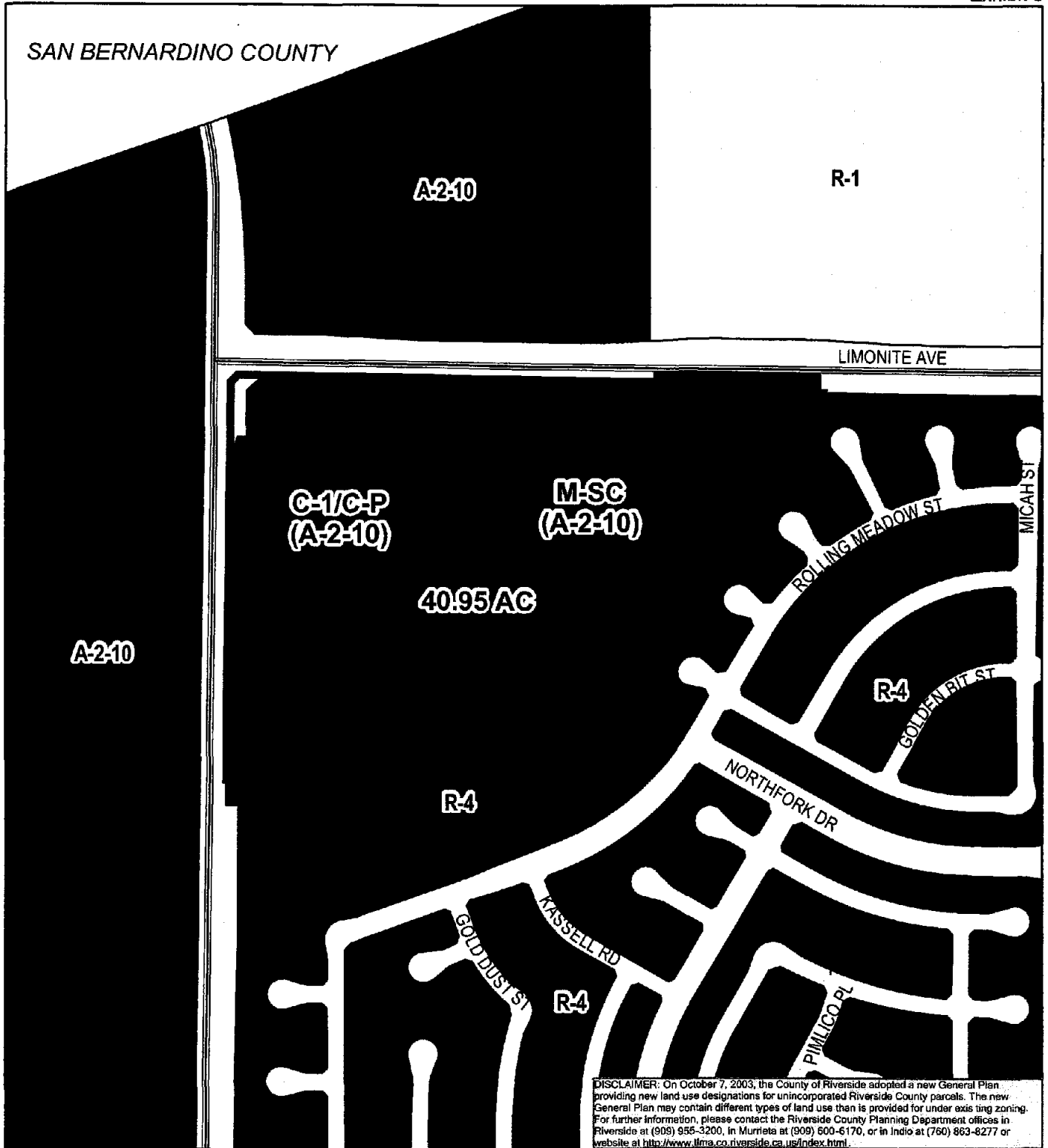


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Prado-Mira Loma**
 Township/Range: T2SR7W
 Section : 26

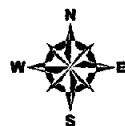


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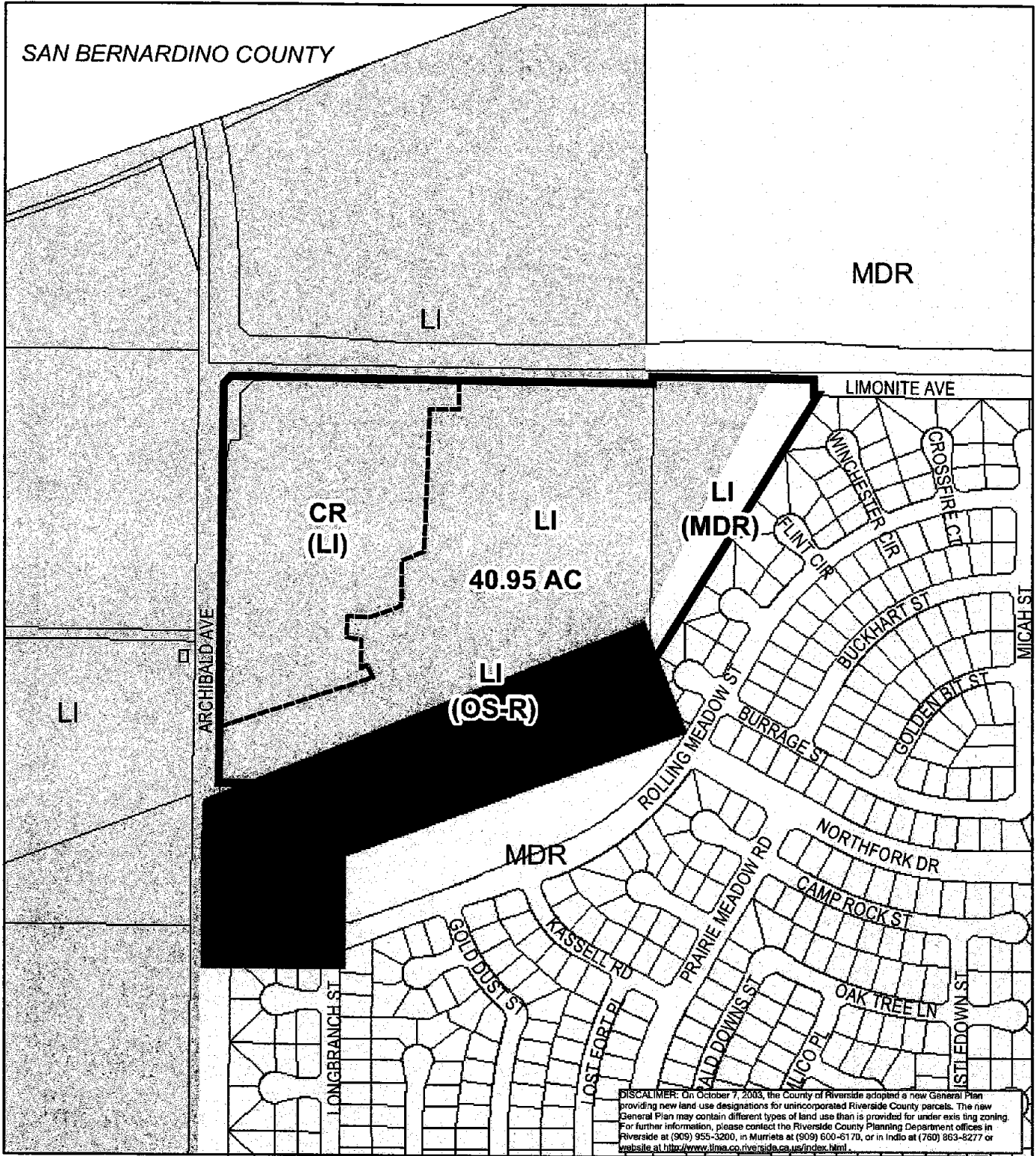


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Prado-Mira Loma**
Township/Range: T2SR7W
Section : 26



Assessors
Bk. Pg. 144-03
Thomas
Bros. Pg. 683 A6



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Prado-Mira Loma**
 Township/Range: T2SR7W
 Section : 26

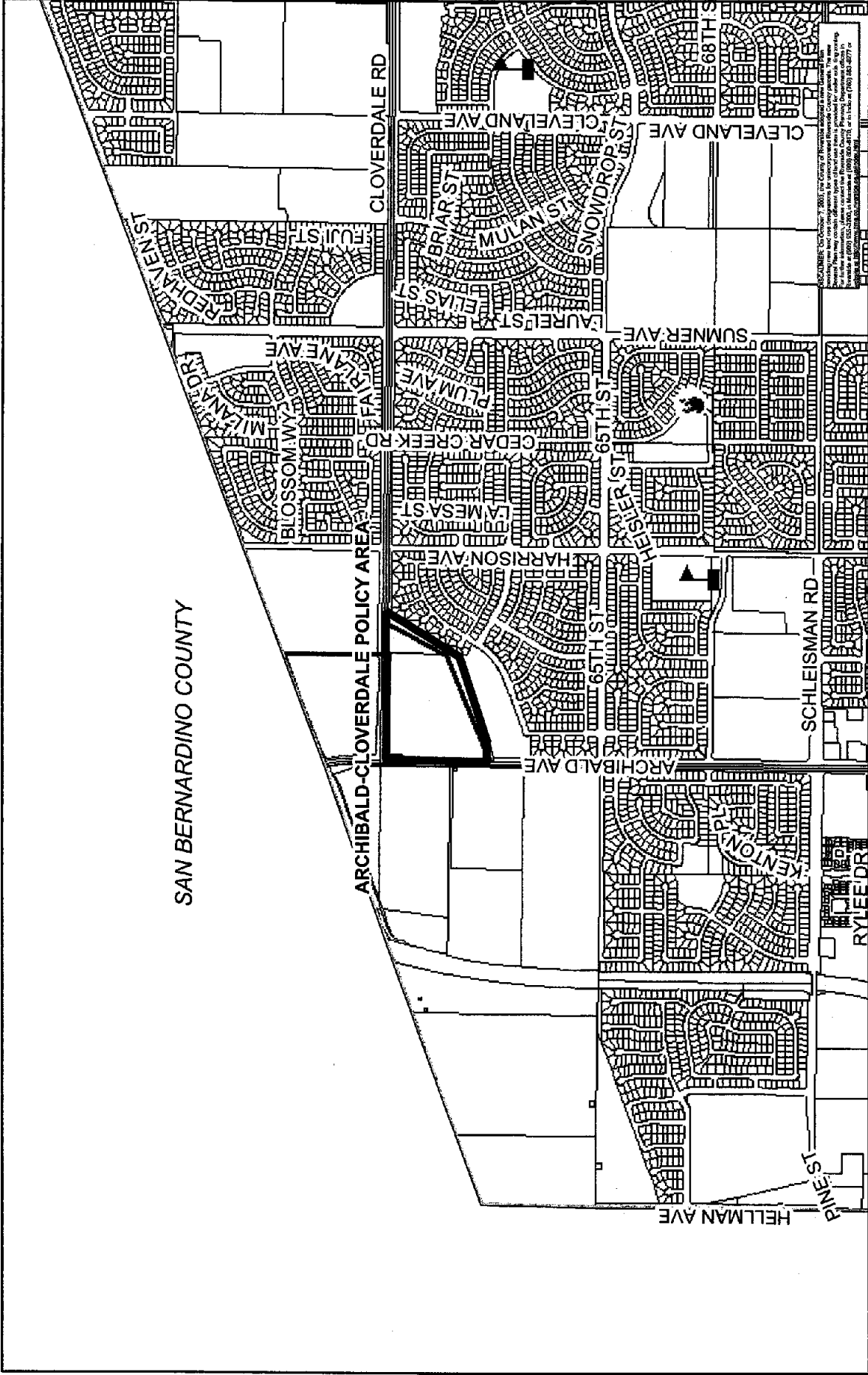


ASSESSORS
 BK. PG. 144-03
 THOMAS
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CZ07445 PP22277 GPA00834
POLICY AREAS

Planner: Christian Hinojosa
 Date: 11/14/07
 Exhibit 8

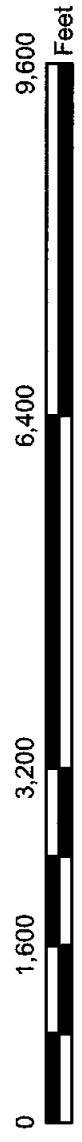
Supervisor Tavaglione
 District 2
 DATE DRAWN: 10/15/07



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Prado-Mira Loma
 District: T2SR7W
 Section: 26

ASSESSORS BK. PG. 144-03
 THOMAS BROS. PG. 683 A6

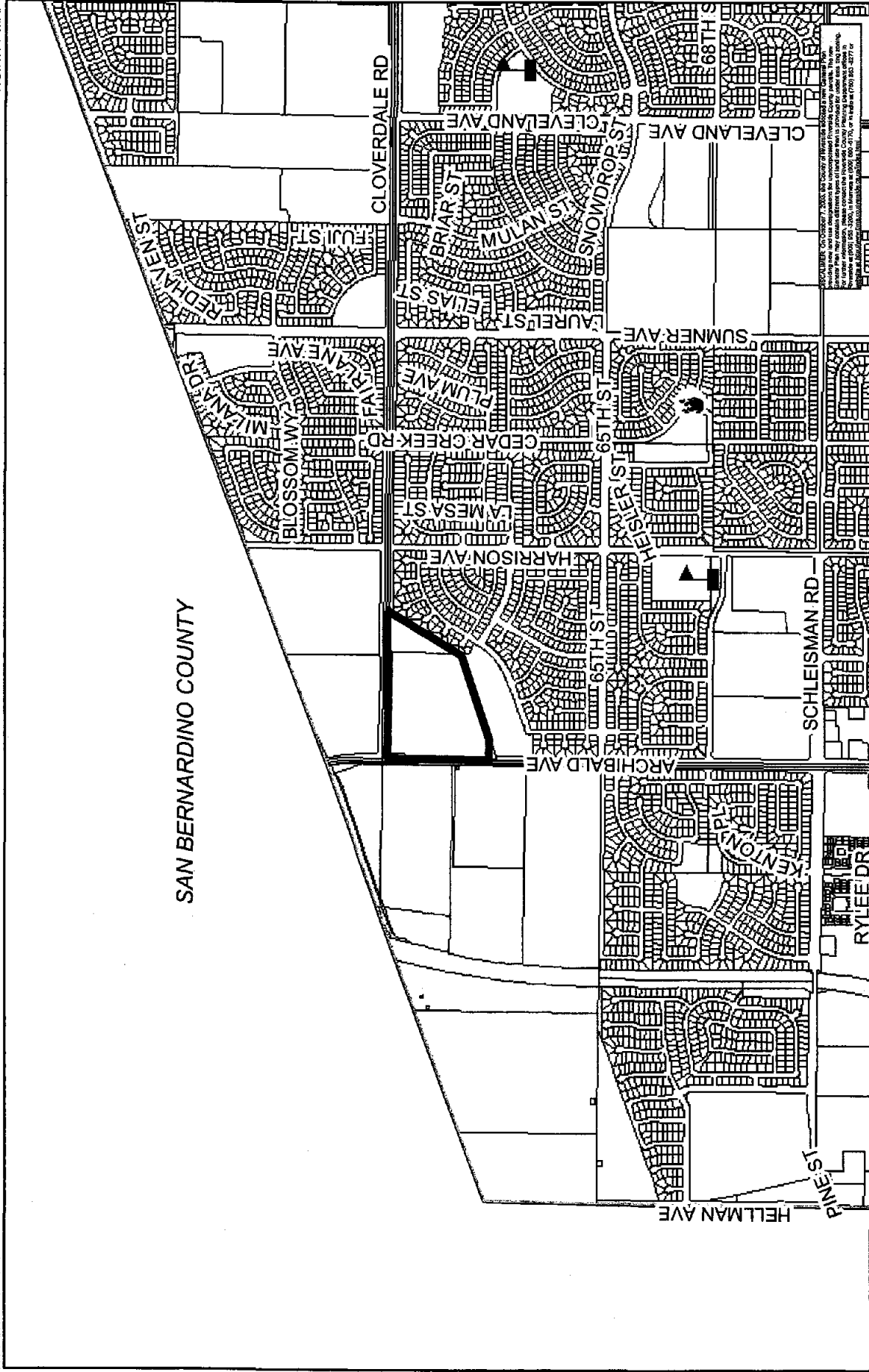


PLANNING DEPARTMENT, 7000, THE COUNTY OF RIVERSIDE, CALIFORNIA
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CZ07445 PP22277 GPA00834
VICINITY MAP

Supervisor Tavaglione
 District 2
 DATE DRAWN: 10/15/07

Planner: Christian Hinojosa
 Date: 11/14/07
 VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Prado-Mira Loma
 District: T2SR7W
 Township/Range: 26
 Section : 26



ASSESSORS 144-03
 BK. PG. THOMAS
 683 A6
 BROS.PG

RESOLUTION NO. 0052677, 2004, BY COUNTY OF RIVERSIDE BOARD OF SUPERVISORS
 Providing new or more information regarding the unincorporated Riverside Local Jurisdiction. This information is for informational purposes only and does not constitute an official record. For further information, please contact the Riverside County Planning Department offices at (951) 952-3377, or via email at planning@co.riverside.ca.gov.

Supervisor Tavaglione
District 2
Date Drawn: 12/13/07

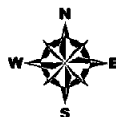
CZ07475 PM34696 PP22456
GPA00844 VAR01823
DEVELOPMENT OPPORTUNITY

Planner: Christian Hinojosa
Date: 02/20/08
Exhibits Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Glen Avon
Township/Range: T2SR6W
Section: 11



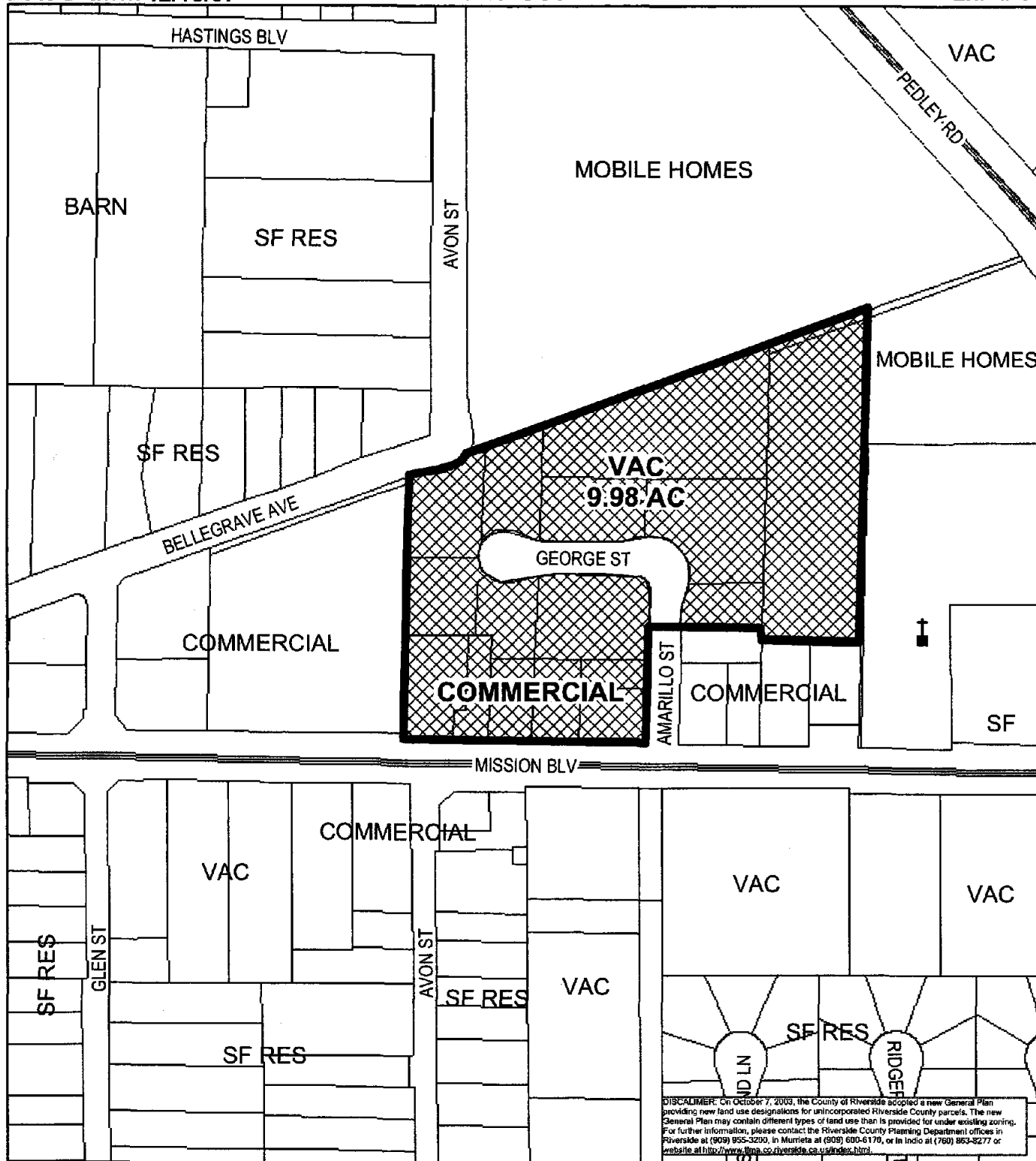
Assessors
Bk. Pg. 169-10
Thomas
Bros. Pg. 644 D7

Supervisor Tavaglione
District 2
Date Drawn: 12/13/07

CZ07475 PM34696 PP22456
GPA00844 VAR01823

Planner: Christian Hinojosa
Date: 02/20/08
Exhibit 1

Land Use



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.rtpa.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Glen Avon
Township/Range: T2SR6W
Section : 11



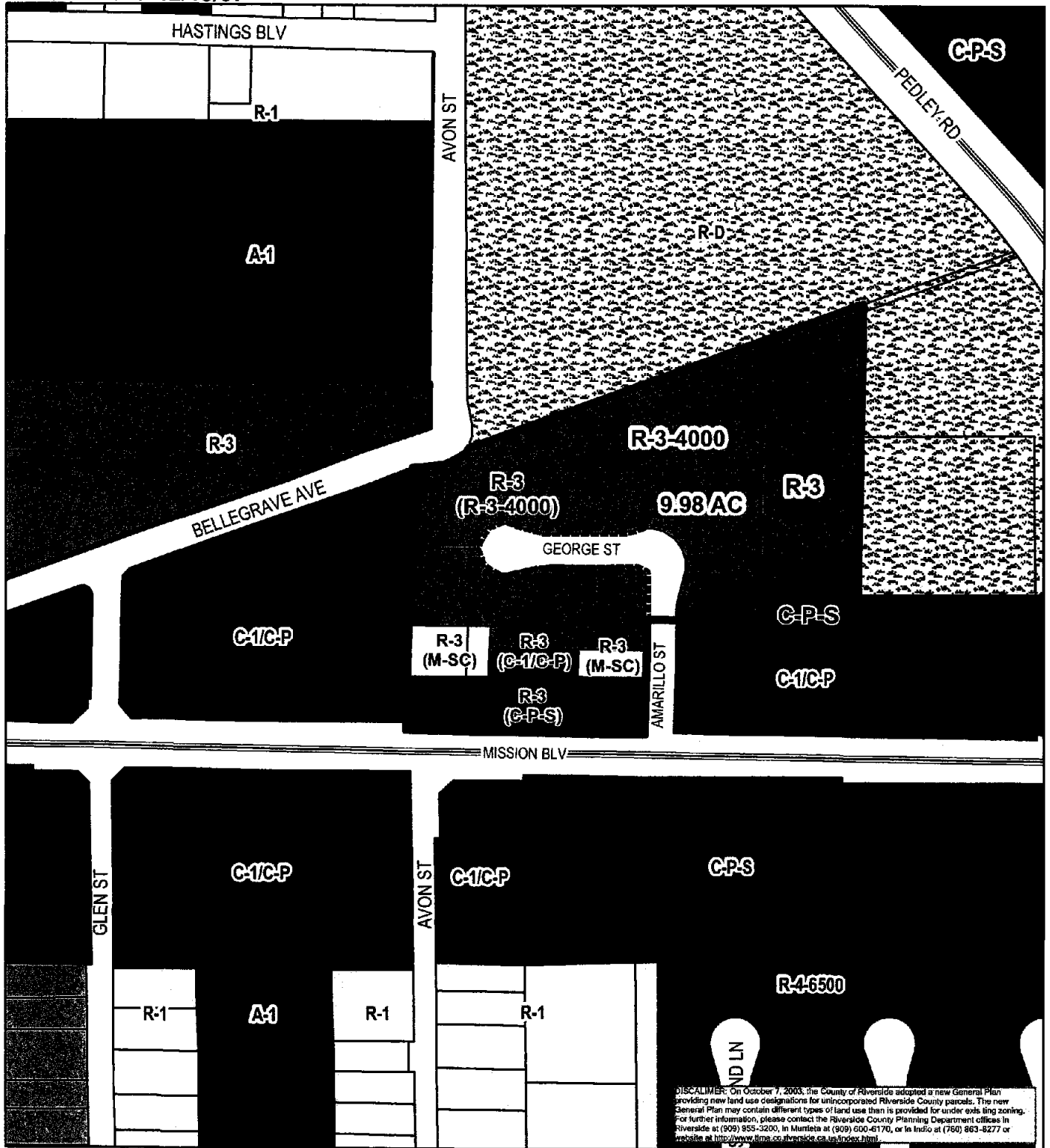
Assessors
Bk. Pg. 169-10
Thomas
Bros. Pg. 644 D7



Supervisor Tavaglione
 District 2
 Date Drawn: 12/13/07

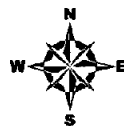
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 GPA00844 VAR01823
 PROPOSED ZONING

Planner: Christian Hinojosa
 Date: 02/20/08
 Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Glen Avon
 Township/Range: T2SR6W
 Section : 11



Assessors
 Bk. Pg. 169-10
 Thomas
 Bros. Pg. 644 D7

Supervisor Tavaglione
District 2
Date Drawn: 12/13/07

CZ07475 PM34696 PP22456
GPA00844 VAR01823
Proposed General Plan

Planner: Christian Hinojosa
Date: 02/20/08
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) 965-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.dps.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Glen Avon
Township/Range: T2SR6W
Section: 11

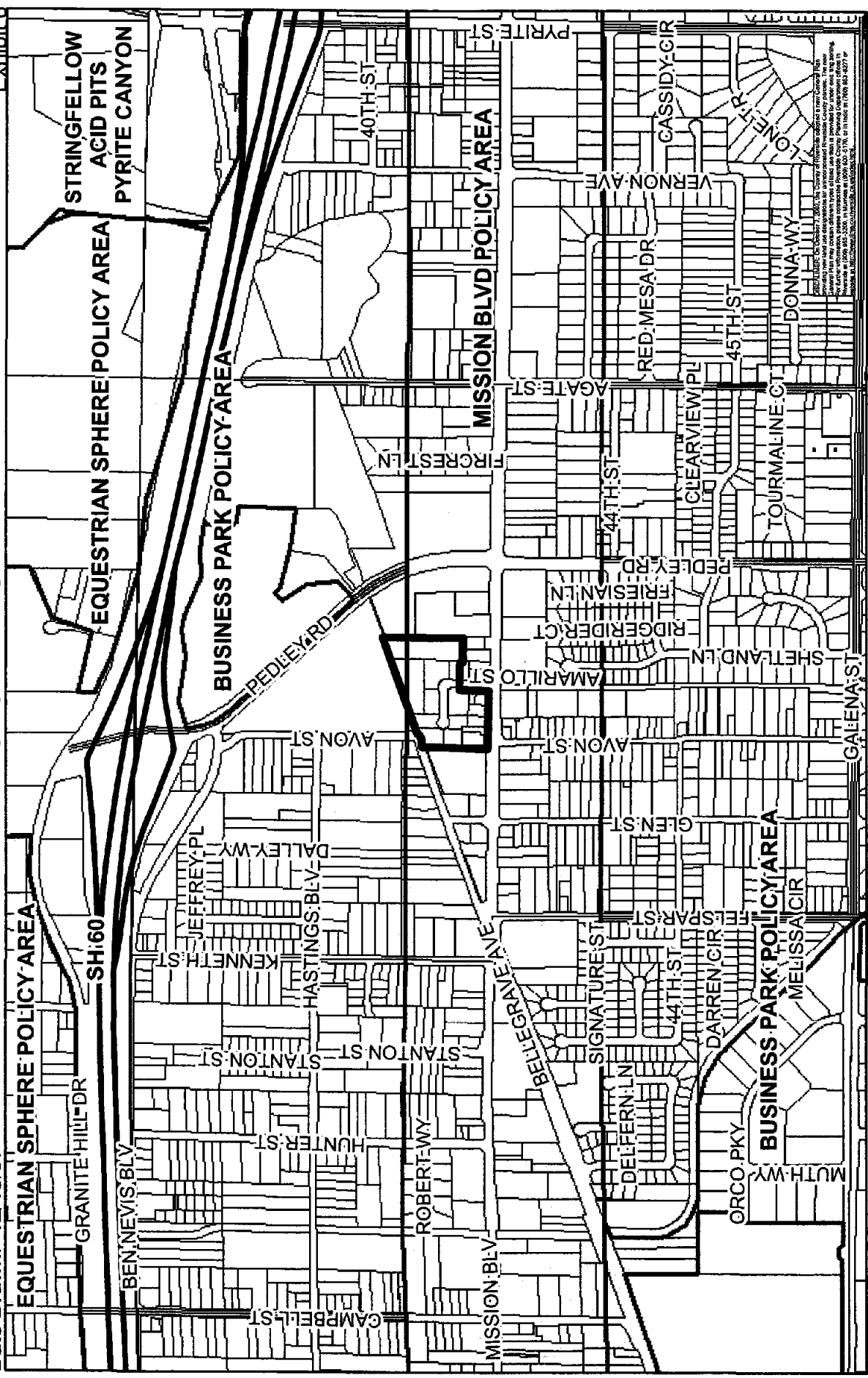


Assessors
Bk.Pg. 169-10
Thomas Bros. Pg. 644 D7

**CZ07475 PM34696 PP22456
GPA00844 VAR01823**

Planner: Christian Hinojosa
Date: 02/20/08
Exhibit 8

Supervisor Tavaglione
District 2
Date Drawn: 12/13/07



ASSESSORS
BK. PG. 169-10
THOMAS
BROS.PG 644 D7

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Glen Avon
Township/Range: T2SR6W
Section : 11



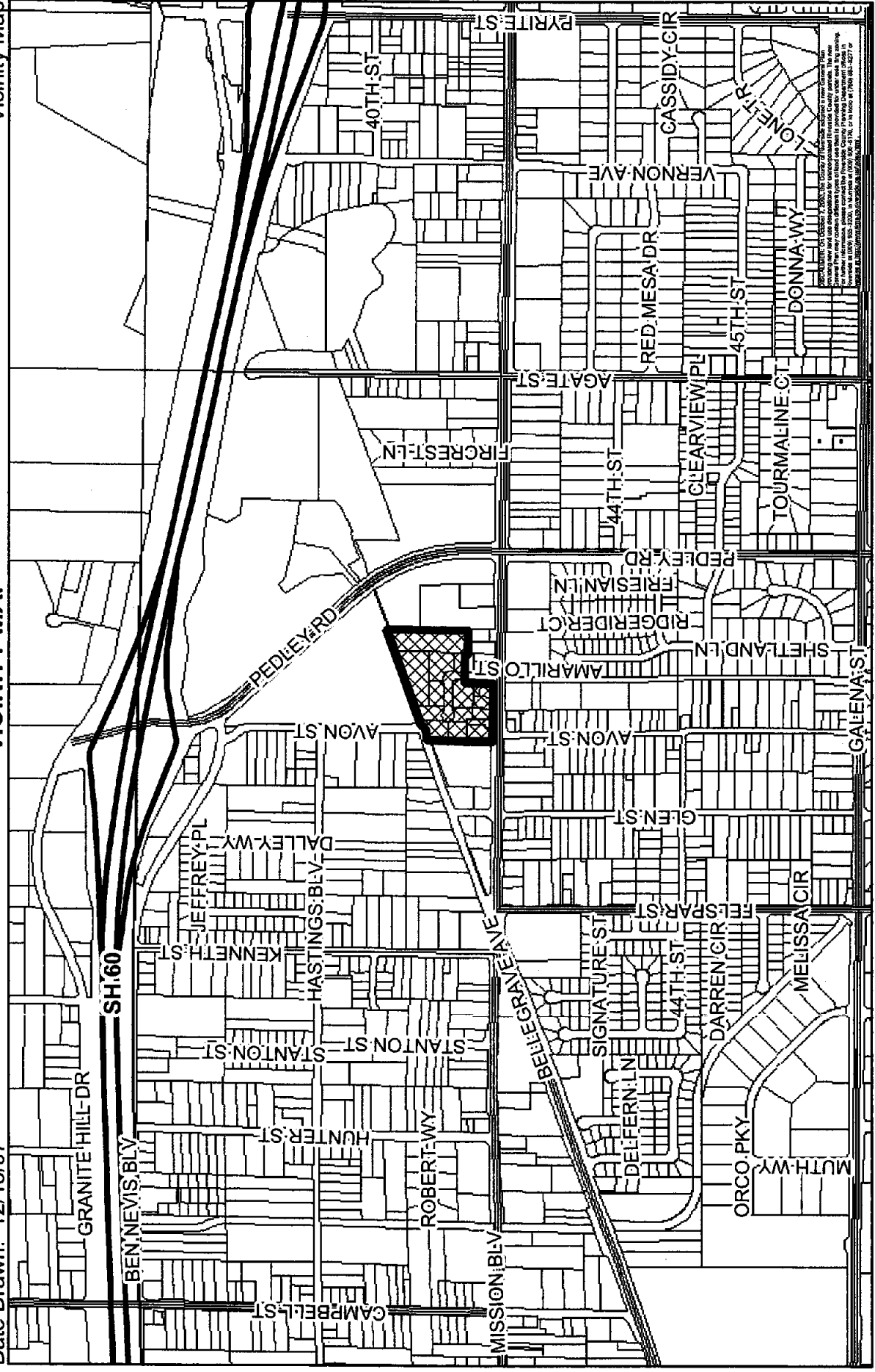
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CZ07475 PM34696 PP22456
GPA00844 VAR01823

Planner: Christan Hinojosa
Date: 02/20/08
Vicinity Map

Supervisor Tavaglione
District 2
Date Drawn: 12/13/07

VICINITY MAP



Zone
District: Glen Avon
Township/Range: T2SR6W
Section : 11

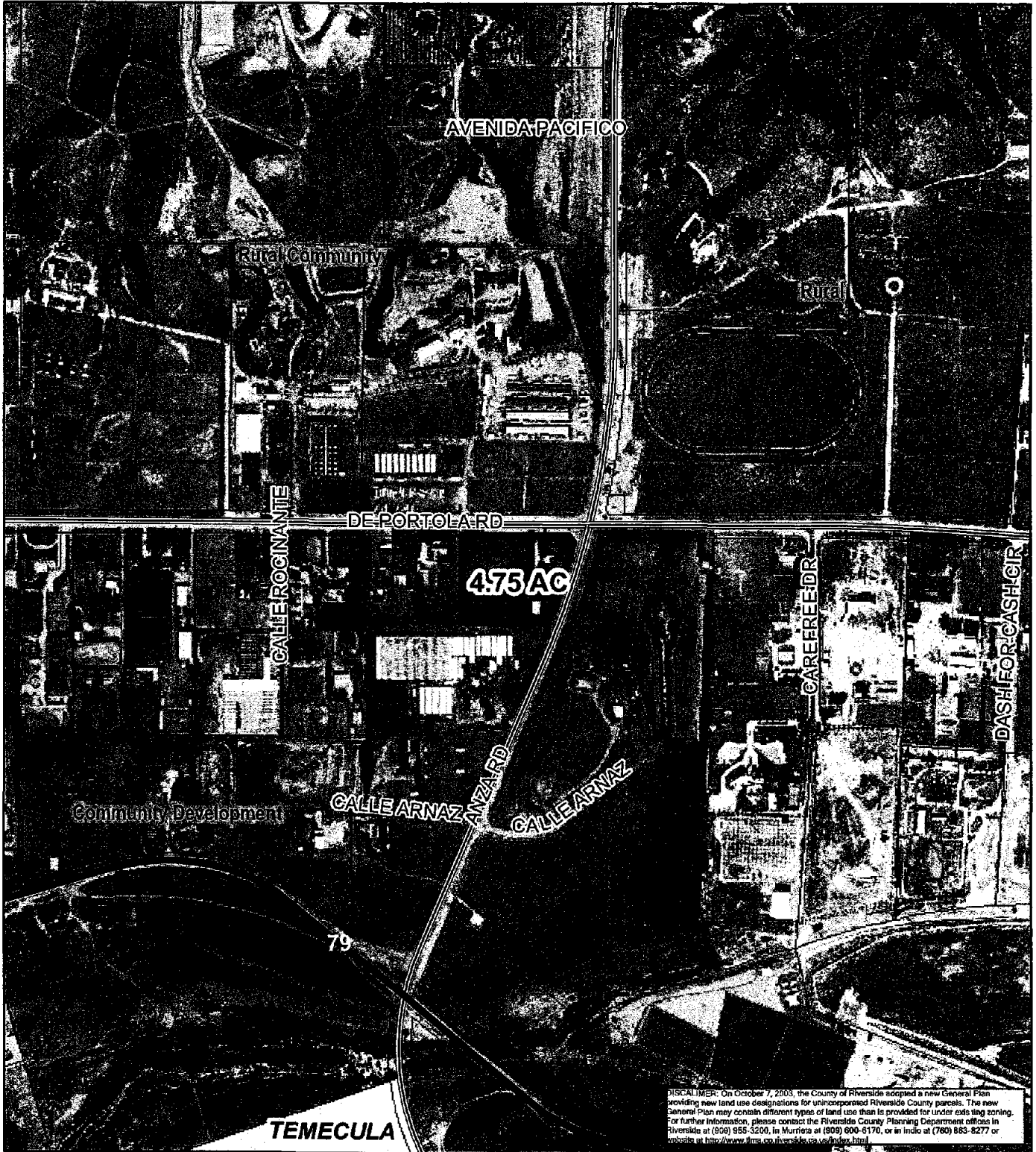
RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 169-10
Thomas
Bros. Pg. 644 D7



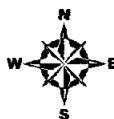
PROVIDER OF SERVICE: T2SR6W Township of the County of Riverside, California. The map is provided for informational purposes only. The user assumes all responsibility for the accuracy of the information. The user agrees to hold the Provider of Service harmless for any and all claims or damages arising from the use of this information. Please contact the Provider of Service at Riverside County Planning Department, 600 N. Main St., Suite 100, P.O. Box 911, 92501-0911, for more information.

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Rancho California
Township/Range: T8SR2W
Section: 11



Assessors
Bk. Pg. 952-17
Thomas
Bros. Pg. 960 B7

Supervisor Stone
District 3

CZ07386 PM34906 GPA00821

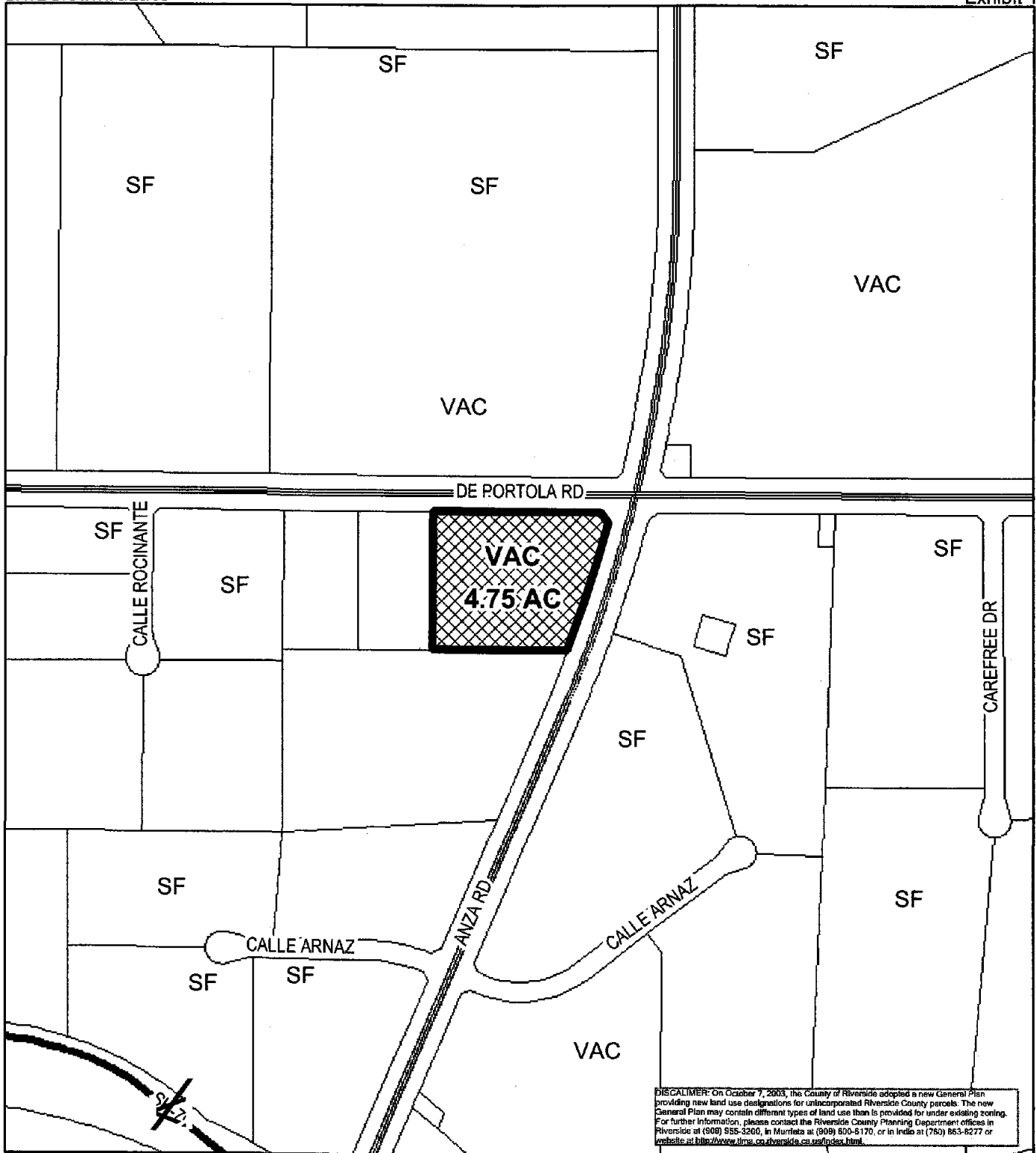
Planner: Kenya Huezo

Date: 10/16/06

DATE DRAWN: 9/25/06

Land Use

Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Area: **Rancho California**

Township/Range: **TSR2W**

Section : **11**



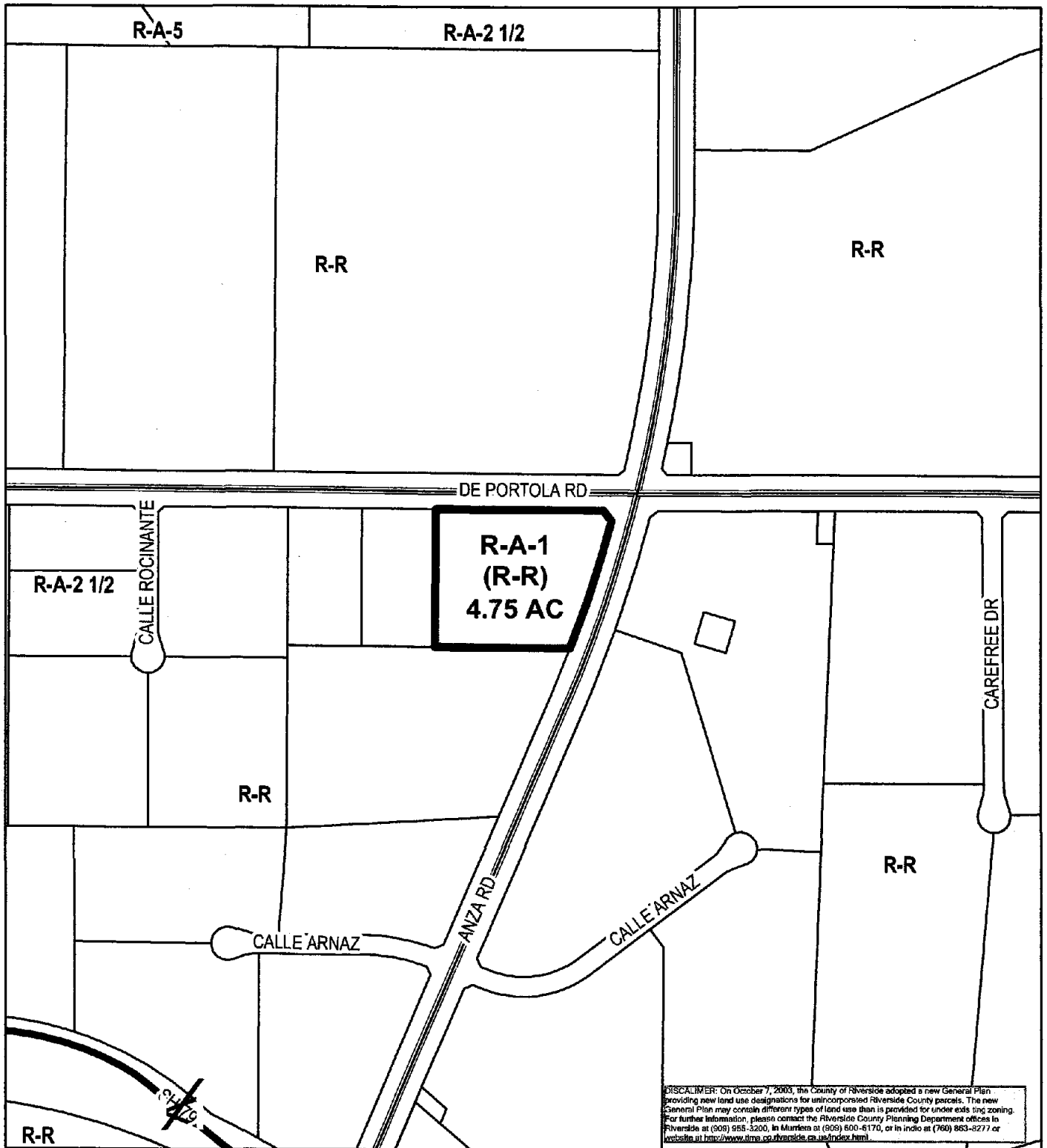
ASSESSORS **952-17**
BK. PG.

THOMAS
BROS.PG **960 B7**

Supervisor Stone
District 3
DATE DRAWN: 9/25/06

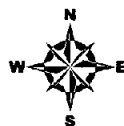
CZ07386 PM34906 GPA00821 PROPOSED ZONING

Planner: Kenya Huevo
Date: 10/18/06
Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: **Rancho California**
Township/Range: T8SR2W
Section : 11



ASSESSORS
BK. PG. 952-17
THOMAS
BROS.PG 960 B7

Supervisor Stone
District 3

CZ07386 PM34906 GPA00821

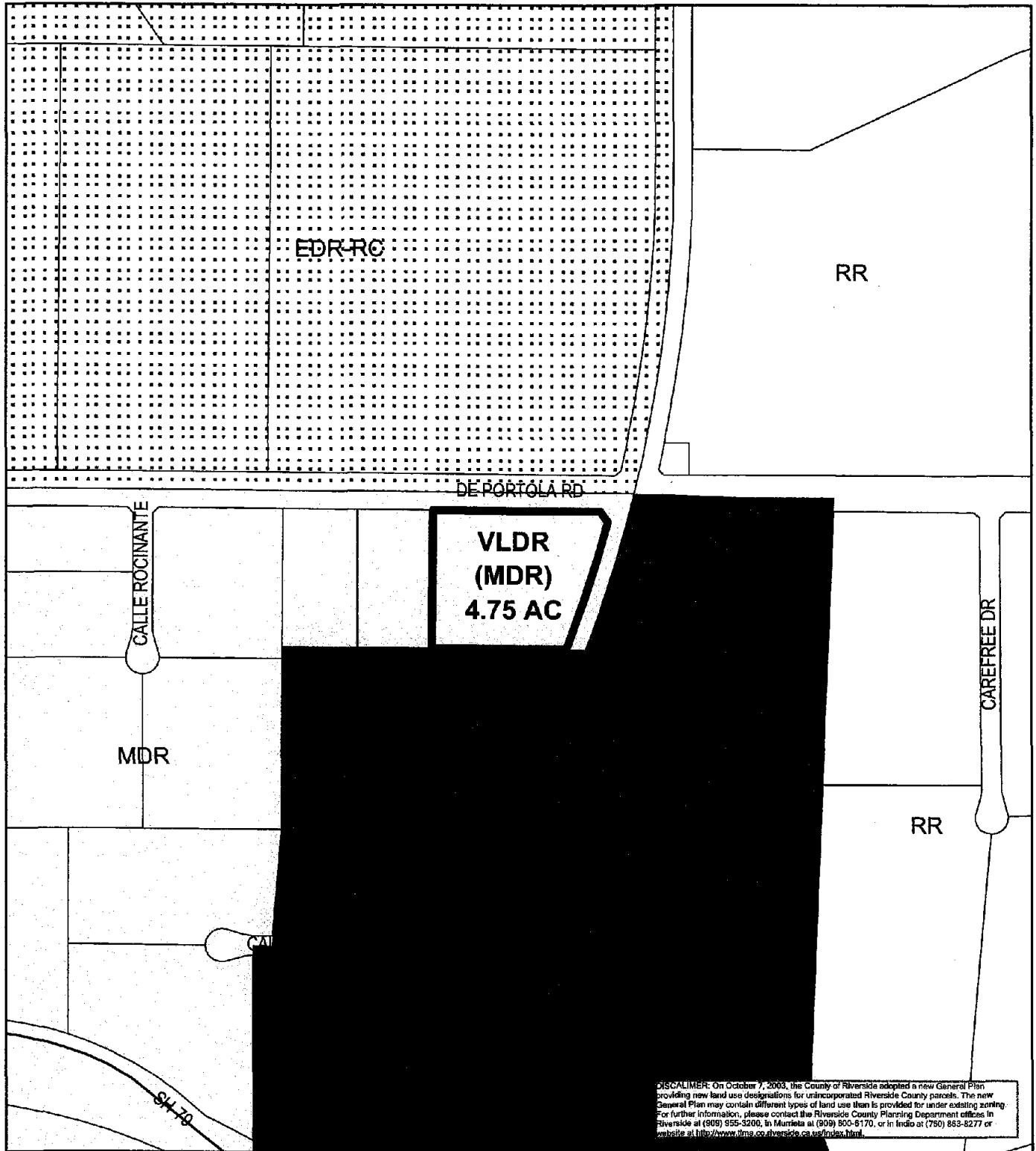
Planner: Kenya Huezo

Date: 10/18/06

Exhibit 6

Proposed General Plan

DATE DRAWN: 9/25/06



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: **Rancho California**

Township/Range: **T8SR2W**
Section : 11



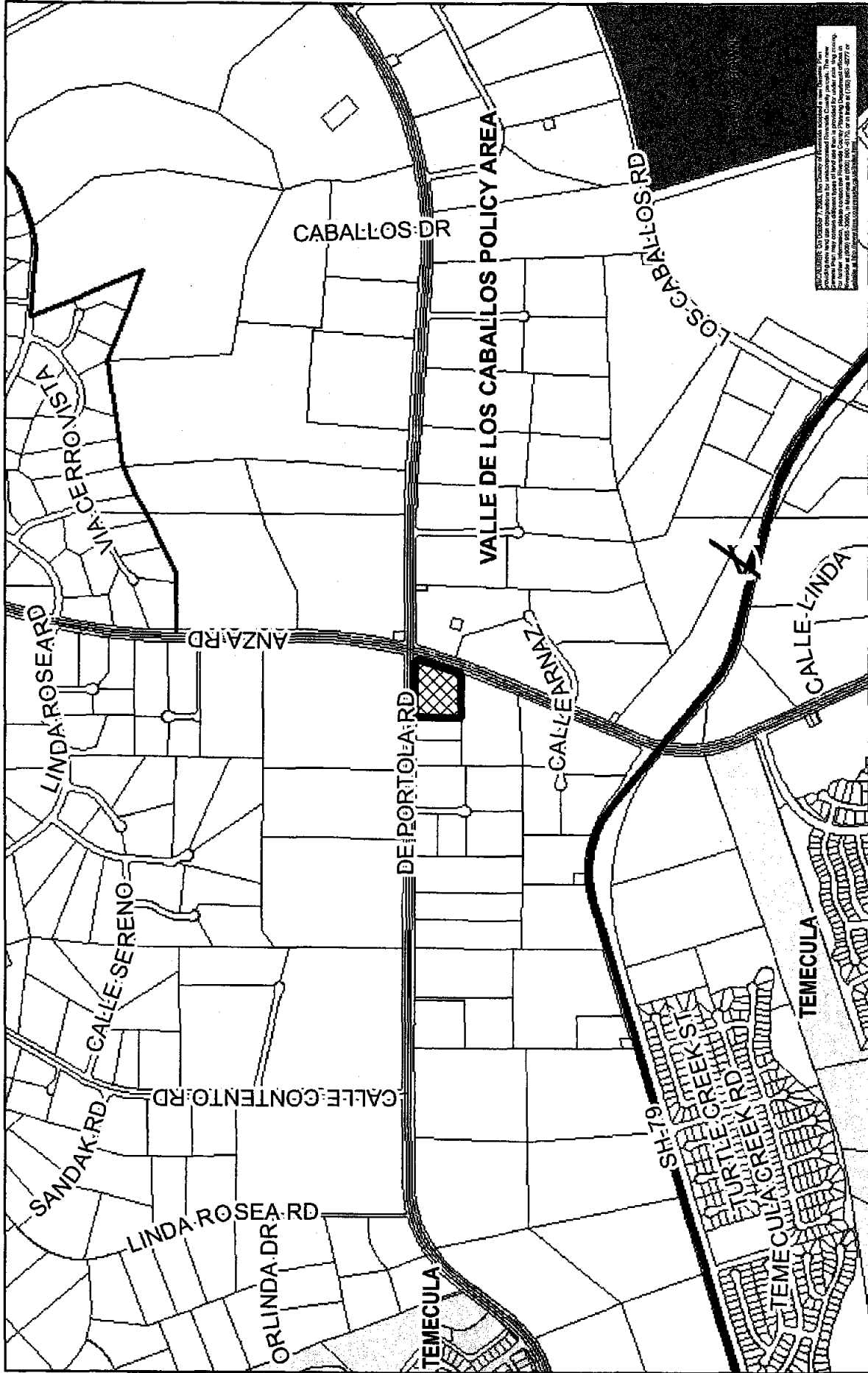
ASSESSORS
BK. PG. **952-17**

THOMAS
BROS.PG **960 B7**

Supervisor Stone
District 3
DATE DRAWN: 9/25/06

CZ07386 PM34906 GPA00821 POLICY AREAS

Planner: Kenya Huezo
Date: 10/18/06
Exhibit 8



PLANNING AND ZONING DEPARTMENT
RIVERSIDE COUNTY PLANNING DEPARTMENT
1000 UNIVERSITY AVENUE, SUITE 2000, RIVERSIDE, CALIFORNIA 92507
PHONE: (951) 952-2000 FAX: (951) 952-2001
WWW.RIVERSIDECOUNTYCALIFORNIA.GOV

RIVERSIDE COUNTY PLANNING DEPARTMENT

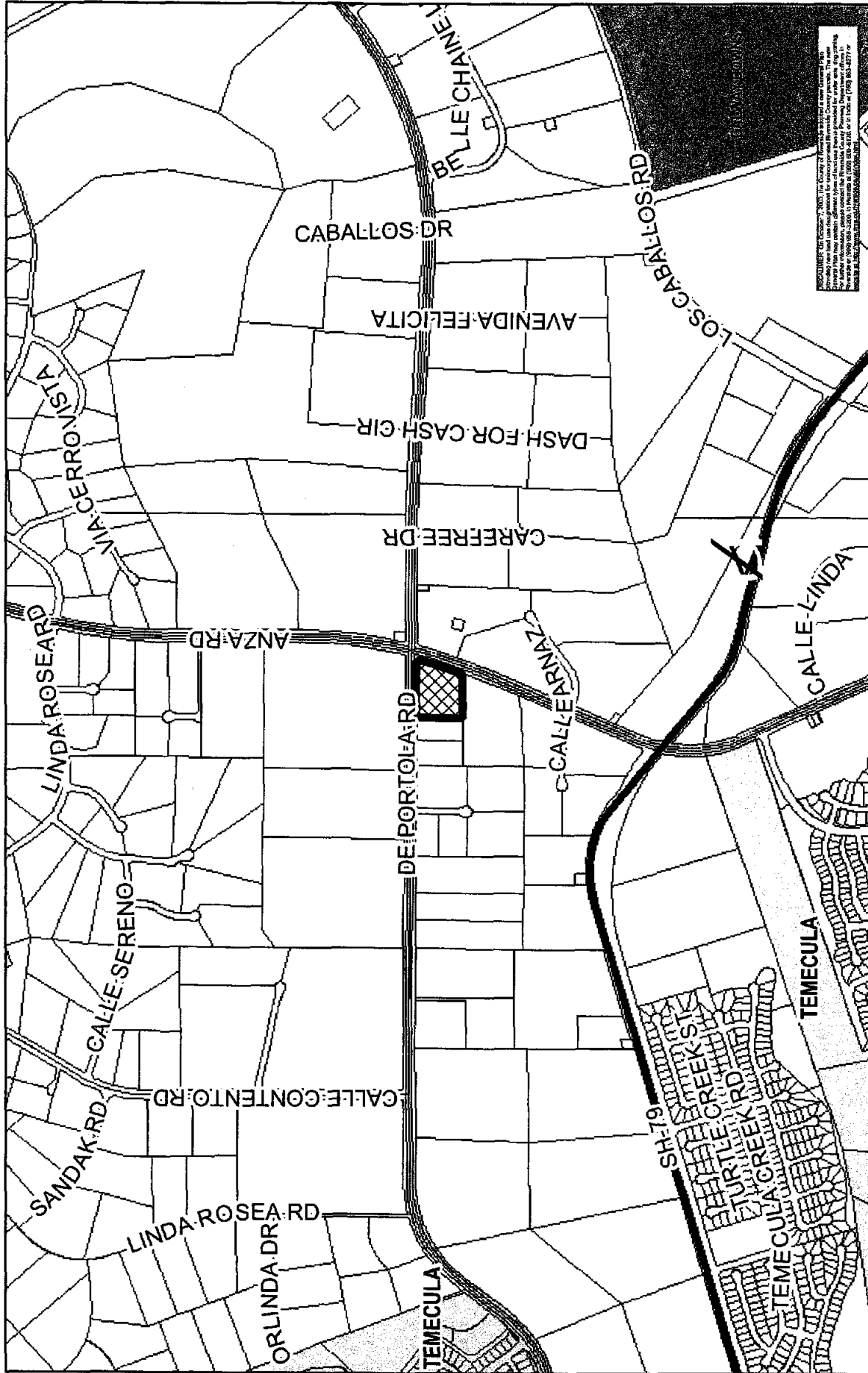
Zone: Rancho California
Area: T8SR2W
Township/Range: T8SR2W
Section: 11

ASSESSORS 952-17
BK. PG.
THOMAS 960 B7
BROS.PG

CZ07386 PM34906 GPA00821
VICINITY MAP

Planner: Kenya Huevo
Date: 10/18/06
VICINITY MAP

Supervisor Stone
District 3
DATE DRAWN: 9/25/06



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Rancho California
Area: Township/Range: T8SR2W
Section : 11

ASSESSORS 952-17
BK. PG. THOMAS
THOMAS 960 B7
BROS.PG

