

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

919 B



FORM APPROVED COUNTY COUNSEL
DATE: 6/1/09
BY: MINH C. TRAN

SUBMITTAL DATE:
June 1, 2009

FROM: TLMA- Planning

SUBJECT: RESOLUTION NO. 2009-118 - FIRST CYCLE OF GENERAL PLAN AMENDMENTS (LAND USE ELEMENT) FOR 2009 (GPA Nos. 826, 876, 881, 883, 912, 971, 1047 and 1073).

RECOMMENDED MOTION: ADOPTION of Resolution No. 2009-118 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment (GPA) Nos. 826, 876, 881, 883, 912, 971, 1047 and 1073.

BACKGROUND: Board of Supervisors Resolution No. 2009-118 for the first General Plan Amendment Cycle of 2009 is organized in numeric order. The table below groups the General Plan Amendments by Supervisorial District:

SUPERVISORIAL DISTRICT	AREA PLAN	CASE NO.	PAGE NO.	LETTER
Second	Jurupa Area Plan	GPA No. 912	12	E
Second	Eastvale Area Plan	GPA No. 971	15	F
Third	Southwest Area Plan	GPA No. 1047	18	G
Fourth	Eastern Coach. Valley Area Plan	GPA No. 826	1	A
Fourth	Western Coach. Valley Area Plan	GPA No. 876	4	B
Fourth	Western Coach. Valley Area Plan	GPA No. 881	7	C
County-Wide	County-Wide	GPA No. 883	10	D
County-Wide	County-Wide	GPA No. 1073	20	H

Ron Goldman
Planning Director

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:
	Annual Net County Cost:	\$ 0	For Fiscal Year:

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

APPROVE
BY:
Tina Grande

C.E.O. RECOMMENDATION:

County Executive Office Signature

- Policy
- Consent
- Policy
- Consent

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

Prev. Agn. Ref.: | **District:** ALL | **Agenda Number:**

3.48 a

INDIVIDUAL AMENDMENTS:

The General Plan Amendments comprising the first cycle of 2009 are described below:

GPA No. 826 affects the Eastern Coachella Valley Area Plan, and amends the designation on approximately 507 acres located northerly of Avenue 62, easterly of State Highway 86S, southerly of Avenue 60, and westerly of Lincoln Street from Agriculture and Commercial Retail to Specific Plan within the Community Development Foundation Component.

GPA No. 876 affects the Western Coachella Valley Area Plan, and amends the designation on approximately 4.5 acres located northerly of 41st Avenue, easterly of Washington Street and westerly of Yucca Lane from Very Low Density Residential to Commercial Office within the Community Development Foundation Component.

GPA No. 881 affects the Western Coachella Valley Area Plan, and amends the designation on approximately 55.13 acres located northerly of Interstate 10, southerly of 38th Street, and westerly of Washington Street from High Density Residential to Specific Plan within the Community Development Foundation Component.

GPA No. 883 is County-wide and amends to incorporate the provision of child care facilities (i.e., large family day care homes and child care centers) into the Riverside County General Plan Vision Statement and the Land Use Element in all five supervisorial districts. All five General Plan Land Use Foundation Components will be amended to allow for large family day care homes and/or child care centers. This amendment is associated with Ordinance Amendment No. 348-4596, which was considered concurrently with this amendment.

GPA No. 912 affects the Jurupa Area Plan, and amends the designation on approximately 0.36 acres located northerly of Mission Boulevard and westerly of La Rue Street from Highest Density Residential to Commercial Retail within the Community Development Foundation Component.

GPA No. 971 affects the Eastvale Area Plan, and amends the designation on approximately 5.53 acres located northerly of A Street, easterly of Raymond Drive, southerly of Schleisman Road and westerly of Hamner Avenue from Medium Density Residential to Commercial Retail within the Community Development Foundation Component.

GPA No. 1047 affects the Southwest Area Plan and amends the designation on approximately 10.12 acres located northerly of Robertson Way and westerly of Mesa Road from Rural Mountainous to Rural Residential within the Rural Foundation Component.

GPA No. 1073 is County-wide and amends the General Plan Policy LU-6.2 clarifying that although a Public Facilities land use designation exists, public facilities may be allowed in any land use designation except the Open Space-Conservation and the Open Space- Habitat land use designations. The purpose of the proposed amendment is to reconcile the General Plan and the Zoning Ordinance.

2 **RESOLUTION NO. 2009-118**

3 **1st CYCLE GENERAL PLAN AMENDMENTS FOR 2009**

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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 **December 16, 2008, January 6,**
7 **2009, February 3 and 10, 2009, March 3, and 31, 2009 and June 2, 2009 and before the Riverside**
8 **County Planning Commission on September 17, 2008, October 1, 2008, November 5, and 19, 2008,**
9 **December 3, 2008, February 4, 2009 and May 13, 2009** to consider proposed amendments to the
10 **Jurupa Area Plan, Eastvale Area Plan, Eastern Coachella Valley Area Plan, Western Coachella**
11 **Valley Area Plan, Southwest Area Plan and the text of the Vision Statement and the Land Use**
12 **Element** of the Riverside County General Plan; and,

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

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

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

20 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
21 of the County of Riverside, and in regular session assembled on April 28, 2009 that:

22 A. General Plan Amendment No. 826 (GPA00826) is a proposal to amend the Eastern
23 Coachella Valley Area Plan by amending the Land Use Map designation from Agriculture (AG) and
24 Community Development: Commercial Retail (CD:CR) to Specific Plan (SP) within the Community
25 Development Foundation Component, on an approximately 507.0-acre site located northerly of Avenue
26 62, southerly of Avenue 60, easterly of State Highway 86 South and westerly of Lincoln Street in the
27 Lower Coachella Valley Zoning District of the Fourth Supervisorial District, as shown on the exhibit
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1 entitled "CZ7402 GPA826 SP362 Proposed General Plan," a copy of which is attached hereto and
2 incorporated herein by reference. This amendment is associated with Specific Plan No. 362 and Change
3 of Zone No. 7402, which were considered concurrently with this amendment at the public hearings before
4 the Planning Commission and the Board of Supervisors. Specific Plan No. 362 proposes a master
5 planned community of 507.0 acres developed around a new College of the Desert (COD) East Valley
6 Campus (EVC), which is planned on 95 of the 507 total acres. The project is comprised of 2,560 single
7 and multi-family dwelling units. In addition the project incorporated land uses that will permit a
8 community center, fire station, mixed use areas, commercial, office park uses and a 2.3 acre site for
9 electrical sub station. Change of Zone No. 7402 proposes to change the existing zoning from Agriculture,
10 with a 10 acre minimum lot size (A-2-10) and Commercial Retail (0.20-0.35 FAR) to Specific Plan and
11 establish a boundary of the Specific Plan.
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14 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
15 on this matter, both written and oral, including Environmental Impact Report No. 489, that:

- 16 1. The site is located in the Lower Coachella Valley area of the Eastern Coachella Valley
17 Area Plan.
- 18 2. The Eastern Coachella Valley Area Plan Land Use Map determines the extent, intensity,
19 and location of land uses.
- 20 3. The site is currently designated Agriculture (AG) on approximately 477 acres and
21 Commercial Retail (CR) within the Community Development Foundation on
22 approximately 30 acres.
- 23 4. The proposed amendment would change the land use designation on the site from
24 Agriculture and Commercial Retail to Specific Plan (SP) within the Community
25 Development Foundation Component.
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- 1 5. The site is bordered by properties designated as Agriculture, to the north, south, east and
2 west. Additionally, Commercial Retail is located to the west and south. Tribal lands are
3 also located to the south.
- 4 6. The site is currently zoned Heavy Agriculture with a 10 acre minimum lot size (A-2-10).
- 5 7. The associated Change of Zone No. 7402 proposes to change the zoning on the site to
6 Specific Plan.
- 7 8. The site is bordered by properties zoned as Heavy Agriculture to the north, south, east and
8 west.
- 9 9. The project is comprised of 2,560 single and multi-family dwelling units.
- 10 10. Surrounding land uses include Agriculture to the north, south, east and west.
- 11 11. The proposed amendment does not involve a change in the Riverside County Vision, any
12 General Plan Principle, or any Foundation Component designation in the General Plan.
- 13 12. The proposed amendment would contribute to the achievement of the purposes of the
14 General Plan.
- 15 13. Special circumstances or changes have emerged that were unanticipated in preparing the
16 General Plan.
- 17 14. The proposed general plan amendment will not be detrimental to public health, safety, and
18 welfare.
- 19 15. The proposed general plan amendment would change the land use designation on the
20 subject site from the Agriculture Foundation Component to Community Development
21 Foundation Component. The general plan establishes Agriculture Foundation Amendment
22 cycles in 2 ½ year increments. The first cycle began on January 1, 2004 and ended on June
23 30, 2006. The current amendment falls within the third cycle which began on January 1,
24 2009 and will end on June 30, 2011. Within each cycle, up to seven percent (7%) of all
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1 land designated as Agriculture may be changed to other Foundation and land use
2 designations without additional review by the Agriculture Task Forces established for this
3 purpose. The general plan divides the County into three areas subject to the 7% threshold:
4 the Palo Verde Valley Area Plan, the Desert Center Area Plan, and the Eastern Desert
5 Land Use Plan (i.e., Eastern County); the area covered by the Eastern Coachella Valley
6 and Western Coachella Valley Area Plans (i.e., Coachella Valley); and, the area covered
7 by all other Area Plans (i.e., Western County). The general plan establishes an Agricultural
8 Task Force for each of these areas. The proposed amendment is located within the
9 Coachella Valley. County records indicate that the proposed amendment will not exceed
10 the seven percent (7%) threshold for this cycle within the Coachella Valley and so does not
11 require additional review by the Agricultural Task Force.
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14 16. The proposed amendment is consistent with the goals and policies of the Eastern Coachella
15 Valley Area Plan and with all policies of the Riverside County General Plan, as adopted on
16 October 7, 2003.

17 17. The proposed amendment is within the scope of, and is adequately evaluated by,
18 Environmental Impact Report No. 489. The findings contained in Board Resolution No.
19 2009-076 Adopting Specific Plan No. 362 (Panorama: A College Town) which certifies
20 Environmental Impact Report No. 489 are incorporated herein by reference.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** General Plan
22 Amendment No. 826 (GPA00826) from Heavy Agriculture (AG) and Commercial Retail (CR) within the
23 Community Development Component to Specific Plan (SP) within the Community Development
24 Foundation Component, as described herein and as shown on Exhibit 6, entitled, "CZ7402 GPA826
25 SP362 Proposed General Plan."

26 B. General Plan Amendment No. 876 (GPA00876) is a proposal to amend the Western
27 Coachella Valley Area Plan by amending the Land Use Map designation from Community Development:
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1 Very Low Density Residential (CD:VLDR) to Commercial Office (C-O) within the Community
2 Development Foundation Component, on an approximately 4.5 acre site located northerly of 41st Avenue,
3 easterly of Washington Street and westerly of Yucca Lane in the Bermuda Dunes Zoning District of the
4 Fourth Supervisorial District, as shown on Exhibit 6, entitled, "CZ7529 PP22845 GPA00876 Proposed
5 General Plan," a copy of which is attached hereto and incorporated herein by reference. This amendment
6 is associated with Plot Plan No. 22845 and Change of Zone No. 7529, which were considered
7 concurrently with this amendment at the public hearings before the Planning Commission and the Board
8 of Supervisors. Plot Plan No. 22845 proposes to construct and operate an approximate 40,000 square foot
9 professional office complex consisting of two (2) one-story office buildings equaling about 20,000 square
10 feet apiece. Change of Zone No. 7529 proposes to change the existing zoning from One-Family Dwelling,
11 with a 20,000 sq. ft. minimum lot size (R-1-20,000) to the Commercial Office (C-O) zone.
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14 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
15 on this matter, both written and oral, including Environmental Assessment No. 41413, that:

- 16 1. The site is located in the Western Coachella Valley Area Plan.
- 17 2. The Western Coachella Valley Area Plan Land Use Map determines the extent, intensity,
18 and location of land uses.
- 19 3. The site is currently designated Very Low Density Residential with a 1 acre minimum lot
20 size within the Community Development Foundation Component.
- 21 4. The proposed amendment would change the land use designation on the site to Commercial
22 Office.
- 23 5. Pursuant to Section 65863 of the Government Code based upon the facts presented within
24 the staff analysis, the reduction in density is consistent with the adopted General Plan,
25 including the Housing Element. The remaining sites identified in the Housing Element of
26 the adopted General Plan are adequate to accommodate the County's share of regional
27 housing needs pursuant to Government Code Section 65584. This is based on the fact that
28 the Housing Element covering the 2001 through 2005 planning period determined there

1 was surplus of land in the Western County for all income categories (Housing Element
2 Table H-49).

- 3 6. The site bordered on the north by properties designated as Very Low Density Residential
4 (VLDR) to the east, south and north; High Density Residential (HDR) to the northwest;
5 and Commercial Office (CO) to the west and southwest.
- 6 7. The site is currently zoned One-Family Dwelling (R-1-20,000). The associated Change of
7 Zone No. 7529 proposing to change the site from One-Family Dwelling (R-1-20,000) to
8 Commercial Office (C-O).
- 9 8. The site is surrounded by properties, which are zoned One-Family Dwellings (R-1-12,000)
10 to the north, east and south; Limited Multiple Family Dwellings (R-2A-3,500) to the west;
11 General Residential (R-3) to the northwest; and General Residential (R-3-4,000) to the
12 southwest.
- 13 9. Surrounding land uses include scattered single-family residences to the north, east and
14 south, a 17,000 square foot church with accessory buildings to the west; multi-tenant
15 buildings to the northwest; and JFK Memorial Hospital medical building to the southwest.
- 16 10. The proposed amendment does not involve a change in the Riverside County Vision, any
17 General Plan Principle, or any Foundation Component designation in the General Plan.
- 18 11. The proposed amendment would contribute to the achievement of the purposes of the
19 General Plan.
- 20 12. Special circumstances or changes have emerged that were unanticipated in preparing the
21 General Plan.
- 22 13. The proposed general plan amendment will not be detrimental to public health, safety, and
23 welfare.
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1 14. The proposed amendment is consistent with the goals and policies of the Western
2 Coachella Valley Area Plan and with all policies of the Riverside County General Plan, as
3 adopted on October 7, 2003.

4 15. The findings of the initial study performed pursuant to Environmental Assessment No.
5 41413 (a copy of which is attached hereto) are incorporated herein by reference. The
6 initial study determined that the proposed general plan amendment, plot plan and change
7 of zone ("the project") would have unavoidable impacts on, or be impacted by, Land Use
8 /Planning, Biological Resources, Transportation/Traffic, Air Quality, Geology/Soils,
9 Hazards & Hazardous Materials, Hydrology/Water Quality, Noise, and Aesthetics.
10 However, it was determined that each of these impacts was insignificant or would be
11 mitigated to a level of non-significance through the conditions of approval (including
12 referenced government agency letters) applied to the associated project. The initial study
13 concluded that the project, as mitigated, would not have a significant effect on the
14 environment.
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17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Environmental
18 Assessment No. 41413 and **ADOPTS** General Plan Amendment No. 876 (GPA00876) from Very Low
19 Density Residential within the Community Development Component to Commercial Office (C-O) (0.35-
20 1.0 FAR) within the Community Development Component, as described herein and as shown on the
21 Exhibit 6, entitled, "CZ7529 PP22845 GPA00876 Proposed General Plan."
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23 C. General Plan Amendment No. 881 (GPA00881) is a proposal to amend the Western
24 Coachella Valley Area Plan by amending the Land Use Map designation from High Density Residential
25 (CD:HDR 8-14 du/ac) within the Community Development Foundation Component to Specific Plan
26 (CD:SP) within the Community Development Foundation Component, on an approximately 55.13-acre
27 site located northerly of Interstate 10 and southerly of 38th Street in the Bermuda Dunes Zoning District of
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1 the Fourth Supervisorial District, as shown on Exhibit 6, entitled, "General Plan Amendment No. 881
2 (SP360) Proposed General Plan," a copy of which is attached hereto and incorporated herein by reference.
3 This amendment is associated with Specific Plan No. 360 and Change of Zone No. 7582, which were
4 considered concurrently with this amendment at the public hearings before the Planning Commission and
5 the Board of Supervisors. Specific Plan 360 proposes to divide 55.13 acres into ten (10) planning areas
6 for residential and open space uses comprised of 460 residential lots. Change of Zone No. 7582 proposes
7 to change the zoning on the proposed amendment site ("the site") from Controlled Development (W-2) to
8 Specific Plan Zone.
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10 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
11 on this matter, both written and oral, including Environmental Assessment No. 40918, that:

- 12 1. The site is located in the Western Coachella Valley Area Plan (WCVAP).
- 13 2. The Western Coachella Valley Area Plan Land Use Map determines the extent, intensity,
14 and location of land uses within the WCVAP.
- 15 3. The site is currently designated High Density Residential (HDR) (8-14 du/ac) within the
16 Community Development Foundation Component.
- 17 4. The proposed amendment would change the WCVAP land use designation on the site from
18 High Density Residential (HDR) (8-14 du/ac) within the Community Development
19 Foundation Component to Specific Plan (SP) within the Community Development
20 Foundation Component.
- 21 5. Surrounding land use designations (in clockwise order) include Open Space Conservation
22 Habitat to the north, Very High Density Residential and Commercial Retail to the east, and
23 High Density Residential to the west. Properties across Interstate 10 are located in the City
24 of Palm Desert.
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- 1 6. The site is zoned W-2 (Controlled Development Areas). The associated Change of Zone
2 No. 7582 proposes to change the zoning on the site to Specific Plan Zone.
- 3 7. The project site is surrounded by properties which are zoned Natural Assets (N-A),
4 Specific Plan (SP), and Scenic Highway Commercial (C-P-S).
- 5 8. The proposed amendment does not involve a change in the Riverside County Vision, any
6 General Plan Principle, or any Foundation Component designation in the General Plan.
- 7 9. The proposed amendment would contribute to the achievement of the purposes of the
8 General Plan.
- 9 10. Special circumstances or changes have emerged that were unanticipated in preparing the
10 General Plan.
- 11 11. The proposed general plan amendment will not be detrimental to public health, safety, and
12 welfare.
- 13 12. The proposed amendment is consistent with the policies of the Western Coachella Valley
14 Area Plan and with all policies of the Riverside County General Plan, as adopted on
15 October 7, 2003.
- 16 13. The findings of the initial study performed pursuant to Environmental Assessment No.
17 40918 (a copy of which is attached hereto) are incorporated herein by reference. The
18 Environmental Assessment determined that the proposed general plan amendment, specific
19 plan, and Change of Zone ("the project") would have unavoidable impacts on, or be
20 impacted by, Air Quality, Biological Resources, Geology/Soils, Hydrology/Water Quality,
21 Noise, Public Services, Transportation/Traffic, and Mandatory Findings of Significance.
22 However, it was determined that each of these impacts was insignificant or would be
23 mitigated to a level of non-significance through the conditions of approval (including
24 referenced government agency letters) applied to the associated project. The initial study
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1 concluded that the project, as mitigated, would not have a significant effect on the
2 environment.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
4 Negative Declaration for Environmental Assessment No. 40918 and **ADOPTS** General Plan Amendment
5 No. 881 (GPA00881) from High Density Residential (8-14 du/ac) within the Community Development
6 Foundation Component to Specific Plan (SP) within the Community Development Foundation
7 Component, as described herein and as shown on Exhibit 6, entitled, "General Plan Amendment No. 881
8 (SP360) Proposed General Plan."

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10 D. General Plan Amendment No. 883 (GPA00883) is a County-initiated general plan
11 amendment (GPA) to incorporated the provision of child care facilities (i.e., large family day care homes
12 and child day care centers) into the Riverside County General Plan Vision Statement and, the Land Use
13 Element through the development of incentives and density/intensity threshold requirements, in all five
14 Supervisorial districts, as shown in Exhibit A, entitled, GPA No. 883 Child Care Facilities and Services, a
15 copy of which is attached hereto and incorporated herein by reference. All five General Plan Land Use
16 Foundation Components will be amended to allow for large family day care homes and/or child day care
17 centers. The specific land use designations which will be amended to allow for large family day care
18 homes and/or child day care centers are: Agriculture (AG); Rural: Rural Residential (RR), Rural
19 Mountainous (RM), and Rural Desert (RD); Rural Community: Estate Density Residential (EDR), Very
20 Low Density Residential (VLDR), and Low Density Residential (LDR); Open Space: Recreation (R) and
21 Rural (RUR); Community Development: Estate Density Residential (EDR), Very Low Density
22 Residential (VLDR), Low Density Residential (LDR), Medium Density Residential (MDR), Medium
23 High Density Residential (MHDR), High Density Residential (HDR), Very High Density Residential
24 (VHDR), Highest Density Residential (HHDR), Commercial Retail (CR), Commercial Tourist (CT),
25 Commercial Office (C-O), Light Industrial (LI), Business Park (BP), Public Facilities (PF), Community
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1 Center (CC), and Mixed Use Planning Area (MUPA). This amendment is associated with Ordinance
2 Amendment No. 348-4596, is countywide and would regulate land use in the unincorporated areas of
3 Riverside County, to allow for the development of child care facilities with preparation of a plot plan or
4 conditional use permit in the following zones: Rural Residential (R-R), One-Family Dwellings (R-1),
5 One-Family Dwellings-Mountain Resort (R-1A), Residential Agriculture (R-A), Multiple Family
6 Dwellings (R-2), Limited Multiple Family Dwellings (R-2A), General Residential (R-3), Village Tourist
7 Residential (R-3A), Mobilehome Subdivision and Mobilehome Park (R-T), Mobilehome Subdivision-
8 Rural (R-T-R), Planned Residential (R-4), Open Area Combining Zone –Residential Developments (R-
9 5), Residential Incentive (R-6), General Commercial (C-1/C-P), Tourist Commercial (C-T), Scenic
10 Highway Commercial (C-P-S), Rural Commercial (C-R), Commercial-Office (C-O), Rubidoux Village
11 Commercial (R-VC), Industrial Park (I-P), Manufacturing-Service Commercial (M-SC), Manufacturing-
12 Medium (M-M), Manufacturing-Heavy (M-H), Light Agriculture (A-1), Heavy Agriculture (A-2),
13 Citrus/Vineyard (C/V), Commercial Citrus/Vineyard (C-CV), Controlled Development Areas (W-2),
14 Regulated Development Areas (R-D), Natural Assets (N-A), Controlled Development Area with
15 Mobilehomes (W-2-M), and Specific Plan (SP) and was considered concurrently with this amendment at
16 the public hearings before the Planning Commission and Board of Supervisors.
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19 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
20 on this matter, both written and oral, including Environmental Assessment No. 41593, that:

- 21 1. The project is Countywide and affects a variety of land use designations.
- 22 2. The project is Countywide and affects a variety of zoning designations.
- 23 3. The project will allow for development of quality, affordable and accessible child care for
24 residents of Riverside County.
- 25 4. The proposed amendment will further the Vision of the Riverside County General Plan.
- 26 5. The proposed amendment would contribute to the achievement of the purposes of the
27 General Plan.
- 28 6. The proposed general plan amendment will protect public health, safety, and welfare.

1 7. The proposed amendment is compatible with the Western Riverside Multiple Species
2 Habitat Conservation Plan (WRMSHCP) and the Coachella Valley Multiple Species
3 Habitat Conservation Plan (CVMSHCP).

4 8. The findings of the initial study performed pursuant to Environmental Assessment No.
5 41593 (a copy of which is attached hereto) are incorporated herein by reference. The initial
6 study determined that proposed General Plan Amendment (“the project”) did not identify
7 any potentially significant impacts and that no mitigation measures are required for the
8 project.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Negative
10 Declaration for Environmental Assessment No. 41593, and **ADOPTS** General Plan Amendment No. 883
11 (GPA00883) to amend the County of Riverside General Plan Vision Statement and the Land Use Element
12 to incorporate the provision of child care facilities (i.e., large family day care homes and/or child day care
13 centers) as described herein and as shown in the exhibit entitled, “Exhibit A, entitled, GPA No. 883 Child
14 Care Facilities and Services.”

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16 E. General Plan Amendment No. 912 (GPA00912) is a proposal to amend the Jurupa Area
17 Plan by amending the Land Use Map designation from Highest Density Residential (CD:HHDR) (20+
18 du/ac) within the Community Development Foundation Component to Commercial Retail (CD:CR)
19 (0.20-0.35 Floor Area Ratio) within the Community Development Foundation Component, on an
20 approximately 0.36-acre site located northerly of Mission Boulevard and westerly of La Rue Street in the
21 Rubidoux Zoning District of the Second Supervisorial District, as shown on Exhibit A, entitled,
22 “GPA00912 Proposed General Plan,” a copy of which is attached hereto and incorporated herein by
23 reference. This amendment is associated with Plot Plan No. 23272, which was considered concurrently
24 with this amendment at the public hearings before the Planning Commission and the Board of
25 Supervisors. Plot Plan No. 23272 proposes the construction of a Community Shopping Center on a 0.36
26 acre lot.
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1 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
2 on this matter, both written and oral, including Environmental Assessment No. 41725, that:

- 3 1. The site is located in the Rubidoux Community of the Jurupa Area Plan.
- 4 2. The Jurupa Area Plan Land Use Map determines the extent, intensity, and location of land
5 uses within the.
- 6 3. The site is currently designated Highest Density Residential (HHDR) within the
7 Community Development Foundation Component.
- 8 4. The proposed amendment would change the land use designation on the site from Highest
9 Density Residential (HHDR) within the Community Development Foundation Component
10 to Commercial Retail (CR) within the Community Development Foundation Component.
- 11 5. Pursuant to Section 65863 of the Government Code based upon the facts presented within
12 the staff analysis, the reduction in density is consistent with the adopted General Plan,
13 including the Housing Element. The remaining sites identified in the Housing Element of
14 the adopted General Plan are adequate to accommodate the County's share of regional
15 housing needs pursuant to Government Code Section 65584. This is based on the fact that
16 the Housing Element covering the 2001 through 2005 planning period determined there
17 was surplus of land in the Western County for all income categories (Housing Element
18 Table H-49).
- 19 6. The project site is bordered by properties which are designated Community Development:
20 Highest Density Residential (CD:HHDR) to the north and east, Community Development:
21 Very High Density Residential (CD:VHDR) to the west, and Community Development:
22 Commercial Retail (CD:CR) to the south.
- 23 7. The site is currently zoned General Commercial (C-1/C-P).
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- 1 8. The project site is surrounded by properties which are zoned General Commercial (C-1/C-
2 P) to the north, south, and west and Residential Incentive (R-6) to the east.
- 3 9. The project site is bordered by Mobile Homes to the north and west, apartments to the east,
4 commercial and residential to the south.
- 5 10. The proposed amendment does not involve a change in the Riverside County Vision, any
6 General Plan Principle, or any Foundation Component designation in the General Plan.
- 7 11. The proposed amendment would contribute to the achievement of the purposes of the
8 General Plan.
- 9 12. Special circumstances or changes have emerged that were unanticipated in preparing the
10 General Plan.
- 11 13. The proposed general plan amendment will not be detrimental to public health, safety, and
12 welfare.
- 13 14. The proposed amendment is consistent with the goals and policies of the Rubidoux
14 Redevelopment Area Plan and with all policies of the Riverside County General Plan, as
15 adopted on October 7, 2003.
- 16 15. The findings of the initial study performed pursuant to Environmental Assessment No.
17 41725 (a copy of which is attached hereto) are incorporated herein by reference. The
18 Environmental Assessment determined that the proposed General Plan Amendment and
19 Plot Plan ("the project") would have unavoidable impacts on, or be impacted by,
20 Geology/Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, and
21 Transportation/Traffic. However, it was determined that each of these impacts was
22 insignificant or would be mitigated to a level of non-significance through the conditions of
23 approval (including referenced government agency letters) applied to the associated
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1 project. The initial study concluded that the project, as mitigated, would not have a
2 significant effect on the environment.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
4 Negative Declaration for Environmental Assessment No. 41725 and **ADOPTS** General Plan Amendment
5 No. 912 (GPA00912) from Highest Density Residential within the Community Development Foundation
6 Component to Commercial Retail (CR) within the Community Development Foundation Component, as
7 described herein and as shown on Exhibit 6, entitled, "GPA00912 Proposed General Plan."

8 F. General Plan Amendment No. 971 (GPA00971) is a proposal to amend the Eastvale Area
9 Plan by amending the Land Use Map designation from Medium Density Residential (CD:MDR) (2-5
10 dwelling units per acre) within the Community Development Foundation Component to Commercial
11 Retail (CD:CR) (0.20-0.35 Floor Area Ratio) within the Community Development Foundation
12 Component, on an approximately 5.53-acre site located northerly of A Street, easterly of Raymond Drive,
13 southerly of Schleisman Road, and westerly of Hamner Avenue in the Prado-Mira Loma Zoning District
14 of the Second Supervisorial District, as shown on Exhibit 6, entitled, "GPA00971 Proposed General
15 Plan," a copy of which is attached hereto and incorporated herein by reference. This amendment is
16 associated with Change of Zone No. 7632, and Conditional Use Permit No. 3587, which were considered
17 concurrently with this amendment at the public hearings before the Planning Commission and the Board
18 of Supervisors. Change of Zone No. 7632 proposes to change the projects zoning classifications from
19 Heavy Agriculture with a 10 acre minimum lot size (A-2-10) and Heavy Agriculture with a 5 acre
20 minimum lot size (A-2-5) to General Commercial (C-1/C-P). Conditional Use Permit No. 3587 proposes
21 to construct a Retail Shopping Center consisting of four (4) single-story structures on a 5.53 gross acre
22 parcel which will include a 17,340 square foot drug store, a 9,300 square foot structure for retail shops
23 consisting of seven (7) suites, an 8,800 square foot structure for retail shops consisting of six (6) suites,
24 and a 13,969 square foot market.
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1 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
2 on this matter, both written and oral, including Environmental Assessment No. 41800, that:

- 3 1. The site is located in the Prado-Mira Loma Area of the Eastvale Area Plan.
- 4 2. The Eastvale Area Plan Land Use Map determines the extent, intensity, and location of land
5 uses within the.
- 6 3. The site is currently designated Medium Density Residential (MDR) within the Community
7 Development Foundation Component.
- 8 4. The proposed amendment would change the land use designation on the site from Medium
9 Density Residential (MDR) within the Community Development Foundation Component to
10 Commercial Retail (CR) within the Community Development Foundation Component.
- 11 5. Pursuant to Section 65863 of the Government Code based upon the facts presented within the
12 staff analysis, the reduction in density is consistent with the adopted General Plan, including
13 the Housing Element. The remaining sites identified in the Housing Element of the adopted
14 General Plan are adequate to accommodate the County's share of regional housing needs
15 pursuant to Government Code Section 65584. This is based on the fact that the Housing
16 Element covering the 2001 through 2005 planning period determined there was surplus of
17 land in the Western County for all income categories (Housing Element Table H-49).
- 18 6. The project site is bordered by properties which are designated Community Development:
19 Medium Density Residential (CD:MDR) to the north, east, west and south.
- 20 7. The site is currently zoned Heavy Agriculture with a 5 acre minimum lot size (A-2-5).
- 21 8. The project site is surrounded by properties which are zoned Heavy Agriculture with a 5 acre
22 minimum (A-2-5) to the north, One Family Dwellings (R-1) and Rural Residential (R-R) to
23 the east, One Family Dwellings (R-1) to the south, and Planned Residential (R-4) to the west.
- 24 9. The project site is vacant.
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- 1 10. The surrounding land uses include: vacant land to the north and west and residential land
2 uses to the east and south.
- 3 11. The proposed amendment does not involve a change in the Riverside County Vision, any
4 General Plan Principle, or any Foundation Component designation in the General Plan.
- 5 12. The proposed amendment would contribute to the achievement of the purposes of the
6 General Plan.
- 7 13. Special circumstances or changes have emerged that were unanticipated in preparing the
8 General Plan.
- 9 14. The proposed general plan amendment will not be detrimental to public health, safety,
10 and welfare.
- 11 15. The proposed amendment is consistent with the goals and policies of the Eastvale Area
12 Plan and with all policies of the Riverside County General Plan, as adopted on October 7,
13 2003.
- 14 16. The findings of the initial study performed pursuant to Environmental Assessment No.
15 41800 (a copy of which is attached hereto) are incorporated herein by reference. The
16 Environmental Assessment determined that the proposed General Plan Amendment,
17 Change of Zone and Conditional Use Permit (“the project”) would have unavoidable
18 impacts on, or be impacted by, Biological Resources, Hydrology/Water Quality,
19 Transportation/Traffic and Utilities/Service Systems. However, it was determined that
20 each of these impacts was insignificant or would be mitigated to a level of non-significance
21 through the conditions of approval (including referenced government agency letters)
22 applied to the associated project. The initial study concluded that the project, as mitigated,
23 would not have a significant effect on the environment.

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27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
28 Negative Declaration for Environmental Assessment No. 41800 and **ADOPTS** General Plan Amendment

1 No. 971 (GPA00971) from Medium Density Residential within the Community Development Foundation
2 Component to Commercial Retail (CR) within the Community Development Foundation Component, as
3 described herein and as shown on Exhibit 6, entitled, "GPA00971 Proposed General Plan."

4 G. General Plan Amendment No. 1047 (GPA01047) is a proposal to amend the Southwest
5 Area Plan by amending the Land Use Map designation from Rural Mountainous (R:RM) (10 acre min. lot
6 size) within the Rural Foundation Component to Rural Residential (R:RR) (5 acre min. lot size) within the
7 Rural Foundation Component, on an approximately 10.12-acre site located northerly of Robertson Way
8 and westerly of Mesa Road in the Rancho California Zoning Area of the Third Supervisorial District, as
9 shown on Exhibit A, entitled, "CZ7639 PM32749 GPA01047 Proposed General Plan," a copy of which is
10 attached hereto and incorporated herein by reference. This amendment is associated with Change of Zone
11 No. 7639 and Parcel Map No. 32749, which were considered concurrently with this amendment at the
12 public hearings before the Planning Commission and the Board of Supervisors. Change of Zone No.
13 7639 proposes to change the site's zoning classification from Light Agriculture with a 10 acre minimum
14 lot size to Light Agriculture with a 5 acre minimum lot size and Parcel Map No. 32749, proposes to
15 subdivide 10.12 acres into two (2) residential parcels with a minimum parcel size of five (5) gross acres.
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18 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
19 on this matter, both written and oral, including Environmental Assessment No. 41889, that:

- 20 1. The site is located in the Rancho California Community of the Southwest Area Plan.
- 21 2. The Southwest Area Plan Land Use Map determines the extent, intensity, and location of
22 land uses within the.
- 23 3. The site is currently designated Rural Mountainous (RM) within the Rural Foundation
24 Component.
- 25 4. The proposed amendment would change the land use designation on the site from Rural
26 Mountainous (RM) within the Rural Foundation Component to Rural Residential (RR)
27 within the Rural Foundation Component.
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- 1 5. The Rural Mountainous (RM) land use designation generally applies to areas of at least 10
2 acres, where a minimum 70% of the area has slopes of 25% or greater. However, only
3 0.4% of project site contains slopes greater the 25% thus the Rural Mountainous (RM)
4 land use designation is not justified by the topography. Additionally, the properties to the
5 east and south are located on the parcels of five (5) acres or more.
- 6 6. The project site is surrounded by properties which are designated Rural Mountainous
7 (R:RM) to the north, east and west and Rural Residential (RR) to the south.
- 8 7. The site is currently zoned Light Agriculture (A-1).
- 9 8. The project proposes to change the site's zoning classification from Light Agriculture with
10 a 10 acre minimum lot size (A-1-10) to Light Agriculture with a 5 acre minimum lot size
11 (A-1-5).
- 12 9. The project site is surrounded by properties which are zoned Light Agriculture with a 10
13 acre minimum lot size (A-1-10) to the north and west, Light Agriculture with a 5 acre
14 minimum lot size (A-1-5) to the south, and Residential Agriculture with a 5 acre minimum
15 lot size (R-A-5) to the east.
- 16 10. The proposed amendment does not involve a change in the Riverside County Vision, any
17 General Plan Principle, or any Foundation Component designation in the General Plan.
- 18 11. The proposed amendment would contribute to the achievement of the purposes of the
19 General Plan.
- 20 12. Special circumstances or changes have emerged that were unanticipated in preparing the
21 General Plan.
- 22 13. The proposed general plan amendment will not be detrimental to public health, safety, and
23 welfare.
- 24 26 welfare.
- 25 27 welfare.
- 26 28 welfare.

1 14. The proposed amendment is consistent with the goals and policies of the Southwest Area
2 Plan and with all policies of the Riverside County General Plan, as adopted on October 7,
3 2003.

4 15. The findings of the initial study performed pursuant to Environmental Assessment No.
5 41889 (a copy of which is attached hereto) are incorporated herein by reference. The
6 Environmental Assessment determined that the proposed General Plan Amendment,
7 Change of Zone and Parcel Map (“the project”) would have unavoidable impacts on, or be
8 impacted by, Agriculture Resources and Biological Resources. However, it was
9 determined that each of these impacts was insignificant or would be mitigated to a level of
10 non-significance through the conditions of approval (including referenced government
11 agency letters) applied to the associated project. The initial study concluded that the
12 project, as mitigated, would not have a significant effect on the environment.
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15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
16 Negative Declaration for Environmental Assessment No. 41889 and **ADOPTS** General Plan Amendment
17 No. 1047 (GPA01047) from Rural Mountainous (RM) within the Rural Foundation Component to Rural
18 Residential (RR) within the Rural Foundation Component, as described herein and as shown on Exhibit 6,
19 entitled, “CZ7639 PM32749 GPA01047 Proposed General Plan.”

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21 H. General Plan Amendment No. 1073 (GPA01073) is a County-initiated general plan
22 amendment (GPA) affecting all five Supervisorial Districts to amend the language found in the Land Use
23 Policy No. 6.2 (LU 6.2) of the Land Use Element in order to allow public facilities in any land use
24 designation except for the Open Space-Conservation and the Open Space-Habitat land use designations.
25 This amendment would clarify that although a Public Facilities land use designation exists, public
26 facilities may be allowed in any land use designation except the Open Space-Conservation and the Open
27 Space-Habitat land use designations, as shown in Exhibit #1, entitled, “General Plan Amendment to Land
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1 Use Element Policy 6.2 (LU 6.2),” a copy of which is attached hereto and incorporated herein by
2 reference.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
4 on this matter, both written and oral that:

- 5 1. The proposed project affects properties located throughout unincorporated areas of
6 Riverside County.
- 7 2. When the County updated its General Plan in 2003, it created a Public Facilities land use
8 designation that was applied to those areas occupied by then existing public facilities and
9 to those areas where the County believed future public facilities may be appropriate.
- 10 3. The intent of this designation was not to require that future public facilities be located
11 exclusively on land designated “Public Facilities.”
- 12 4. As currently written, Land Use Element Policy 6.2 (LU-6.2) may be interpreted to
13 unduly restrict the location of needed public facilities, contrary to the provisions of
14 Ordinance No. 348.
- 15 5. The proposed project would clarify this intent by expressly providing that public facilities
16 may be allowed in any location except on land located within the Open Space-Conservation
17 and Open Space-Habitat land use designations.
- 18 6. The proposed project is consistent with County Ordinance No. 348, Land Use Ordinance
19 of Riverside County, which currently provides that federal, state, county and city projects
20 may be located in any zone and the proposed project would, therefore, harmonize these
21 important planning documents.
- 22 7. Any project proposed under Section 18.2.a. must comply with the legal requirements of
23 CEQA and the proposed amendment would in no way abridge this requirement when a
24 public facility is proposed within the unincorporated County.
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- 1 8. As currently written, LU-6.2 does not expressly prohibit such facilities in the Open Space -
2 Conservation and the Open Space - Habitat land use designations. Such a prohibition is
3 critical due to the sensitive nature of areas designated Open Space – Conservation and
4 Open Space – Habitat.
- 5 9. The proposed amendment would protect habitat and other environmental resources
6 associated with these designations from any significant effects on the environment
7 associated with locating public facilities in these areas. Eliminating the potential for public
8 facilities in these areas would have a positive effect upon the environment and corrects the
9 existing deficiencies.
- 10 10. Section 18.2.a. of Ordinance No. 348 (Zoning Ordinance) has existed in its current form
11 for at least thirty years and the purpose of the proposed amendment is to reconcile the
12 General Plan and the Zoning Ordinance.
- 13 11. The proposed amendment would contribute to the achievement of the purposes of the
14 General Plan.
- 15 12. Special circumstances or changes have emerged that were unanticipated in preparing the
16 General Plan.
- 17 13. The proposed general plan amendment will not be detrimental to public health, safety,
18 and welfare.
- 19 14. The proposed amendment is consistent with the goals and policies of the County-wide Plan
20 and with all policies of the Riverside County General Plan, as adopted on October 7, 2003.
- 21 15. The proposed project is covered by the general rule that the California Environmental
22 Quality Act (CEQA) applies only to projects, which have the potential for causing a
23 significant effect on the environment. Where it can be seen with certainty that there is no
24 possibility that the activity in question may have a significant effect on the environment,
25 and welfare.
- 26 16. The proposed amendment will not be detrimental to public health, safety,
27 and welfare.
- 28 17. The proposed amendment is consistent with the goals and policies of the County-wide Plan
 and with all policies of the Riverside County General Plan, as adopted on October 7, 2003.

1 the activity is not subject to CEQA (Section 15061(b) (3)). It can be seen with certainty
2 that there is no possibility that the proposed project will have a significant effect on the
3 environment, as any project proposed under Section 18.2.a. of Ordinance No. 348 must
4 comply with the legal requirements of CEQA. The proposed amendment would in no way
5 abridge this requirement when a public facility is proposed within the unincorporated
6 County, and the proposed amendment would expressly prohibit such facilities in the Open
7 Space - Conservation and the Open Space - Habitat land use designations, thereby
8 reducing potential impacts associated with the development of such facilities in these
9 sensitive areas, having a positive effect upon the environment.
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11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Notice of
12 Exemption from CEQA pursuant to Section 15061(b) (3) of the Act, and **ADOPTS** General Plan
13 Amendment No. 1073 (GPA01073) to amend Land Use Policy No. 6.2 of the Land Use Element, as
14 described herein and as shown in Exhibit #1, entitled, "General Plan Amendment to Land Use Element
15 Policy 6.2 (LU 6.2)."
16

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

22 BY: Minh C. Tran 6/4/09
23 MINH C. TRAN DATE

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