

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



422B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 28, 2011

SUBJECT: RESOLUTION NO. 2012 – 018 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – FIRST CYCLE OF GENERAL PLAN AMENDMENTS FOR 2012 (GPA Nos. 846, 889, 897, 1107).

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2012-018 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment (GPA) Nos. 846, 889, 897, 1107.

BACKGROUND: The General Plan Amendments comprising the first cycle of 2012 were considered by the Board of Supervisors in public hearings on July 26, 2011 (GPA Nos. 846 and

Initials:
CSL:ar

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

(continued on attached page)

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 0.00	In Current Year Budget:	0.00
	Current F.Y. Net County Cost:	\$ 0.00	Budget Adjustment:	0.00
	Annual Net County Cost:	\$ 0.00	For Fiscal Year:	0.00

SOURCE OF FUNDS: NOT APPLICABLE	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

Tina Grande

Tina Grande

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* 12/27/11
DATE: 12/27/11
BY: STEPHAN M. NORTH

Departmental Concurrence

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

Prev. Agn. Ref.

District: ALL

Agenda Number:

3.55

The Honorable Board of Supervisors

RE: RESOLUTION NO. 2012 –018 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN - FIRST CYCLE OF GENERAL PLAN AMENDMENTS FOR 2012 (GPA Nos. 846, 889, 897, 1107).

Page 2 of 2

889, agenda item no. 16.2), September, 14 2010 (GPA 897, agenda item no. 16.1), and November 8, 2011 (GPA 1107, agenda item no. 16.1). They include amendments to the Eastern Coachella Valley, Lake Matthews/Woodcrest, and Southwest Area Plans.

INDIVIDUAL AMENDMENTS:

General Plan Amendment No. 846 (GPA00846) (Land Use) proposes to amend the Riverside County General Plan Land Use Element as it applies to the 612.1-acre project site by changing the land use designations from Agriculture (AG), Public Facility (PF) and Light Industrial (LI) to Specific Plan (SP) (Specific Plan No. 369 – Thermal 551) on approximately 612.1 acres.

General Plan Amendment No. 889 (GPA0889) (Circulation) proposes to amend the Circulation Element of the General Plan to 1) downgrade 58TH Avenue between Polk Street and Orange Avenue from a Major Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), and 2) eliminate the segment of 58TH Avenue from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely. The existing and proposed Circulation Element roadway networks are displayed on Exhibit A to Resolution 2012-018. The proposed easterly termini of 58th Ave shown for the Proposed Circulation Element will connect to the interior roadways of the Thermal 551 project (Specific Plan No. 369). The proposed amendment has been analyzed through a traffic study, which demonstrated that the proposed roadway network would provide acceptable levels of service under General Plan build-out conditions. Therefore the Riverside County Transportation Department recommends the approval of General Plan Amendment No. 889.

General Plan Amendment No. 897 (Land Use) proposes to amend the General Plan Foundation and land use designation from Rural Community: Very Low Density Residential (RC:VLDR) (1 Ac. Min.) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the southern 1.6 acres of an approximately 2.81 acre property.

General Plan Amendment No. 1107 (Land Use) is a proposal to amend the Land Use Element by amending the Southwest Area Plan Policy Map to remove the subject property from the Valle De Los Cabellos Policy Area and add the subject property to the Citrus/Vineyard Policy Area within the Rural Foundation Component on an approximately 19.61 gross acre site.

**RESOLUTION NO. 2012-018
AMENDING THE RIVERSIDE COUNTY
GENERAL PLAN
(First Cycle General Plan Amendments for 2012)**

WHEREAS, pursuant to the provisions of Government Code Section 65350 et seq., public hearings were held before the Riverside County Board of Supervisors and before the Riverside County Planning Commission to consider proposed amendments to the Eastern Coachella Area Plan, the Lake Matthews/Woodcrest Area Plan and, the Southwest Area Plan of the Riverside County General Plan; and,

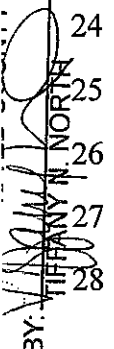
WHEREAS, all provisions of the California Environmental Quality Act ("CEQA") and Riverside County CEQA implementing procedures have been satisfied; and,

WHEREAS, the proposed general plan amendments were discussed fully with testimony and documentation presented by the public and affected government agencies; and,

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 in regular session assembled on January 10, 2012 that:

A. General Plan Amendment No. 897 (GPA No. 897) is a proposal to amend the Land Use Element by amending the Foundation Component and Land Use Designation in the Lake Matthews/Woodcrest Area Plan from Rural Community: Very Low Density Land Use Designation (RC:VLDR) (1 Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the southern 1.6 acres of an approximately 2.81 acre property located northerly of Van Buren Boulevard, easterly of Chicago Avenue, southerly of Hibiscus Avenue in the Woodcrest Zoning District of the First Supervisorial District, as shown on the exhibit entitled "GPA00897 Proposed General Plan, Exhibit 6" a copy of which is attached hereto and incorporated herein by reference. General Plan Amendment No. 897 is associated with Change of Zone No. 7706 and Environmental Assessment No. 41690, which were considered concurrently with this amendment at the public hearing before the Planning Commission and the Board of Supervisors. Change of Zone No. 7706 proposes to

BY:  12/27/11
TIFFANY N. NORTH

1 change the zoning classification from Residential Agricultural – 1 Acre Minimum (R-A-1) to Scenic
2 Highway Commercial (C-P-S) on the southern 1.6 acres of an approximately 2.81 acre property. The
3 Planning Commission recommended approval of GPA No. 897 on May 5, 2010 and the Board of
4 Supervisors tentatively adopted GPA No. 897 on October 5, 2011.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
6 this matter, both written and oral, including Environmental Assessment No. 41690, that:

- 7 1. The site is located in the Lake Matthews/Woodcrest Area Plan.
- 8 2. The Lake Matthews/Woodcrest Area Plan Land Use Map determines the extent, intensity,
9 and location of land uses within the Lake Matthews/Woodcrest Area.
- 10 3. The site is currently designated Very Low Density Residential (RC: VLDR) (1 Acre
11 Minimum) allowing 1 acre minimum lots within the Rural Community Foundation
12 Component.
- 13 4. General Plan Amendment No. 897 proposes to change the Lake Matthews/Woodcrest Area
14 Plan Foundation Component and Land Use Designation on approximately 1.6 acres of the
15 2.81 acre property from Very Low Density Residential (VLDR) within the Rural
16 Community Foundation Component to Commercial Retail (CD:CR) (0.20 – 0.35 Floor
17 Area Ratio) in the Community Development Foundation Component. This is a Foundation
18 Component amendment which was part of a regular five-year comprehensive review.
- 19 5. Surrounding land use designations include: rural and residential uses within the City of
20 Riverside to the south, Community Development: Commercial Retail uses to the east, and
21 Rural Community: Very Low Density Residential uses to the north and west.
- 22 6. The site is currently zoned Residential Agriculture (R-A-1).
- 23 7. The site is surrounded by properties zoned Light Agriculture – One Acre Minimum – (A-
24 1-1) to the north and west, Scenic Highway Commercial (C-P-S) and General Residential –
25 30,000 s.f. minimum – (R-3-30000) to the east, and the City of Riverside to the south.
- 26 8. Surrounding land uses include single family residences and vacant land to the north, south
27 and west and vacant land to the east.

- 1 9. New conditions or circumstances disclosed during the review process justify modifying the
2 General Plan, the modifications proposed by GPA No. 897 do not conflict with the overall
3 Riverside County Vision, and would not create an internal inconsistency among the
4 elements of the General Plan. Specifically, the site is located within Woodcrest, a
5 predominately rural community characterized by large lots and interspersed with citrus
6 groves. The community of Woodcrest is overwhelming rural in character, with a strong
7 equestrian presence, and limited infrastructure, but has seen a growth in development along
8 the area in proximity to the limits of the City of Riverside ("City"). Large scale conversion
9 of agricultural lands to single family residential has occurred within the City boundaries
10 since the adoption of the General Plan. The addition of commercial retail along Van Buren
11 Boulevard will provide highly valuable services locally to the many new residents.
12 Further, Van Buren Boulevard has developed as a major traffic corridor for the Woodcrest
13 area. These developments constitute new conditions and circumstances that warrant a
14 change in the general plan foundation which do not conflict with the overall Riverside
15 County Vision and do not create an internal inconsistency among the elements of the
16 General Plan.
- 17 10. The Land Use Concept for the Vision of the Lake Mathews/ Woodcrest Area Plan states
18 that "The patterns and types of land uses are an extension of the existing land use patterns
19 for Lake Mathews/Woodcrest, and consequently help maintain the identity and character of
20 its distinctive communities. Selective additions to the land use choices refine the potential
21 here without changing the basic character of these local communities." The addition of
22 commercial retail along Van Buren Boulevard will provide highly valuable services locally
23 to the many residents within the unincorporated area and City limits. Amending the land
24 use designation from a residential use to Commercial Retail will achieve the intent of the
25 Lake Mathews/Woodcrest Area Plan, and therefore the Riverside County Vision.
- 26 11. The proposed Commercial Retail land use designation follows the natural land
27 development of the Community Development Foundation by creating a logical transition
28 between a major highways and sensitive receptors of the existing residential uses northerly

1 and school site southerly of the project site. The proposed change does not create an
2 internal inconsistency among the elements of the General Plan.

3 12. The proposed amendment is consistent with the goals and policies of the Lake
4 Matthews/Woodcrest Area Plan and with all policies of the Riverside County General
5 Plan.

6 13. General Plan Amendment No. 897 does not involve a change in or conflict with the
7 Riverside County Vision. The proposed amendment conforms to the fundamental values
8 stated in the Riverside County Vision.

9 14. General Plan Amendment No. 897 does not involve a change in or conflict with any
10 General Plan Principle.

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

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

15 17. The findings of the initial study performed pursuant to Environmental Assessment No.
16 41690, a copy which is attached hereto, are incorporated herein by reference. The
17 Environmental Assessment determined that the proposed general plan amendment and
18 associated change of zone ("the project") could have impacts on, or be impacted by
19 Agricultural Resources, Biology, Cultural Resources, Hazards and Hazardous Materials,
20 and Hydrology/Water Quality. However, it was determined that each of these impacts
21 were less than significant or would be mitigated to a level of non-significance through the
22 application of adopted County Ordinances and through the measures indicated in the initial
23 study. The initial study concluded that the project, as mitigated, would not have a
24 significant effect on the environment.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
26 Negative Declaration for Environmental Assessment No. 41690, and **ADOPTS** General Plan Amendment
27 No. 897 from Rural Community: Very Low Density Land Use Designation (RC:VLDR) to Community
28

1 Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) as described herein and shown
2 on the exhibit entitled “GPA00897 Proposed General Plan, Exhibit 6.”

3 **B. General Plan Amendment No. 846 (GPA No. 846)** is a proposal to amend the Land Use
4 Element by amending the Eastern Coachella Valley Area Plan (“ECVAP”) Land Use Map designation for
5 the project site. General Plan Amendment No. 846 is comprised of two components. The first
6 component is an Entitlement/Policy Amendment, which would allow the development of a specific plan,
7 Specific Plan No. 369 (“SP No. 369”), as described below in more detail. The second component of GPA
8 No. 846 is an Agricultural Foundation Amendment utilizing the County’s 7% conversion allowed under
9 the Administration Element of the General Plan (Chapter 10).

10 Specifically, GPA No. 846 would amend the Land Use Map designation from “Agriculture (AG),”
11 “Light Industrial (LI),” and “Public Facilities (PF)” to “Specific Plan (S-P)” on approximately 612.1 acres
12 as shown on the exhibit entitled “GPA00846, EXHIBIT 6,” a copy of which is attached hereto as
13 “GPA00846, EXHIBIT 6” and incorporated by reference. GPA No. 846 also would amend Table 3 of the
14 ECVAP (“Adopted Specific Plans in Eastern Coachella Valley Area Plan”) to include a description of
15 Specific Plan No. 369 and would amend Figure 4 of the ECVAP (“Policy Areas”) to depict the proposed
16 boundaries of SP No. 369.

17 GPA No. 846 is associated with Specific Plan No. 369, Change of Zone No. 7481, General Plan
18 Amendment No. 889, Agricultural Preserve Contract Cancellation No. 1001, and Agricultural Preserve
19 Contract Cancellation No. 1002, which were considered concurrently with General Plan Amendment No.
20 846 at the public hearings before the Planning Commission and the Board of Supervisors. The Planning
21 Commission recommended approval of GPA No. 846 on September 15, 2010 and the Board of
22 Supervisors tentatively adopted GPA No. 846 on July 26, 2011. Resolution No. 2012-025 Certifying
23 Environmental Impact Report No. 504 and Adopting Specific Plan No. 369 (Thermal 551), a copy of
24 which is attached hereto and incorporated herein by reference, was adopted by the Board of Supervisors
25 on January 10, 2012. Resolution No. 2012-026 Approving Agricultural Preserve Contract Cancellation
26 No. 1002, Issuing Certificate of Tentative Cancellation and Disestablishing Agricultural Preserve No. 62,
27 a copy of which is attached hereto and incorporated herein by reference, was adopted by the Board of
28 Supervisors on January 10, 2012. Resolution No. 2012-027 Approving Agricultural Preserve Contract

1 Cancellation No. 1001, Issuing Certificate of Tentative Cancellation and Diminishing Agricultural
2 Preserve No. 18, a copy of which is attached hereto and incorporated herein by reference, was adopted by
3 the Board of Supervisors on January 10, 2012.

4 Specific Plan No. 369 (Thermal 551, "SP No. 369") proposes to establish a master-planned
5 residential community on the 612.1-acre site, which includes 231.6 acres of "Medium Density Residential
6 (MDR)" (905 dwelling units), 147.6 acres of "Medium-High Density Residential (MHDR)" (923
7 dwelling units), 59.5 acres of "High Density Residential (HDR)" (526 dwelling units), 111.0 acres of
8 "Open Space - Recreation (OS-R)", 40.2 acres of "Open Space - Water (OS-W)", and 2.5 acres of
9 "Public Facilities (PF)", and 56.9 acres of roadways. Change of Zone No. 7481 proposes to change the
10 existing zoning classifications of A-2-20 (Heavy Agriculture - 20 Acre Minimum) and M-SC
11 (Manufacturing-Service Commercial) to Specific Plan Zone (S-P). The Specific Plan zoning
12 classification would establish those development standards required to implement SP No. 369.
13 Agricultural Preserve Contract Cancellation No. 1001 ("AG No. 1001") would withdraw land under
14 Assessor Parcel Numbers 757-090-(007 and 020) from Coachella Valley Agricultural Preserve No. 18,
15 Map No. 132, and would cancel the Land Conservation Contract dated January 1, 1971 and recorded
16 February 24, 1971, as Instrument No. 18027. Approval of AG No. 1001 would also diminish the
17 Coachella Valley Agricultural Preserve No. 18, Map No. 132. Agricultural Preserve Contract
18 Cancellation No. 1002 ("AG No. 1002") would withdraw land under Assessor Parcel Numbers 757-210-
19 (004, 005, 015) from Coachella Valley Agricultural Preserve No. 62, Map No. 298, and would cancel the
20 Land Conservation Contract dated January 1, 1974, and recorded February 28, 1974, as Instrument No.
21 23563. Approval of AG No. 1002 would also terminate the entire Coachella Valley Agricultural Preserve
22 No. 62, Map No. 298.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
24 on this matter, both written and oral, including Environmental Impact Report No. 504, that:

- 25 1. The site is located in the Eastern Coachella Valley Area Plan (ECVAP). The Eastern
26 Coachella Valley Area Plan Land Use Map determines the extent, intensity, and locations
27 of land uses within the ECVAP.

- 1 2. The site currently has the following land use designations on the subject site: Light
2 Industrial” (Community Development Foundation Component), “Public Facilities”
3 (Community Development Foundation Component), and “Agriculture” (Agriculture
4 Foundation Component).
- 5 3. GPA No. 846 would change the ECVAP land use designation on the site from Light
6 Industrial and Public Facilities within the Community Development Foundation
7 Component, and from Agriculture within the Agriculture Foundation Component, to
8 Specific Plan No. 369, which is designated as a Community Development Specific Plan.
- 9 4. The site is bordered on the north by properties designated as Community Development --
10 Light Industrial and Community Development – Medium High Density Residential (0.5
11 acre minimum lot size); on the east by Open Space – Open Space – Water and Community
12 Development – Light Industrial; on the south by Agriculture – Agriculture; and on the west
13 by Agriculture – Agriculture and Community Development – Public Facilities.
- 14 5. The site is zoned A-2-20 (Heavy Agriculture – 20 Acre Minimum) and M-SC
15 (Manufacturing-Service Commercial).
- 16 6. The associated Change of Zone No. 7481 proposes to change the zoning on the site to SP
17 (Specific Plan Zone).
- 18 7. The site is bordered on the north by A-1-10 (Light Agriculture – 10 Acre Minimum) and
19 M-SC (Manufacturing – Service Commercial); on the west by M-SC (Manufacturing --
20 Service Commercial), M-H (Manufacturing – Heavy), and A-2-20 (Heavy Agriculture – 20
21 Acre Minimum); on the south by A-2-10 (Heavy Agriculture – 20 acre Minimum); and on
22 the east by M-SC (Manufacturing – Service Commercial) and W-1 (Watercourse,
23 Watershed & Conservation).
- 24 8. The 612.1-acre site currently is being used as agricultural lands.
- 25 9. Land uses surrounding the site include agricultural and rural land uses to the north, south
26 and southwest, with scattered residences and associated agricultural structures located to
27 the south, southwest, and to the north along Avenue 57. Adjacent to the west of the
28

1 Project site is the Jacqueline Cochran Regional Airport, and adjacent to the east of the site
2 is the Coachella Valley Stormwater Channel.

3 10. The following findings support the Entitlement/Policy Amendment:

4 a. The proposed change does not involve a change in or conflict with 1) the Riverside
5 County Vision, 2) any General Plan Principle, and 3) any Foundation Component
6 designation of the General Plan.

7 b. The proposed entitlement//policy amendment includes 82.13 acres of Community
8 Development property that is proposed to be modified to Medium Density Residential
9 (MDR) (2-5 d.u.'s/ac) and Open Space Recreation (OS:R). More specifically the 30.22
10 acres of Public Facilities (PF) (<0.60 FAR) is no longer under public ownership and it no
11 longer serves a public purpose. The property is a former waste disposal facility under the
12 ownership of County Waste Management. The property was purchased by a private party
13 in 2044 to the current owner, Agri-Empire with the intention of inclusion within the
14 Specific Plan. The property under the Public Facilities designation is no longer necessary
15 as a waste facility as it has reached capacity and was closed in 1972. Under the Specific
16 Plan, the proposed use for this property will be a public use park to facilitate the
17 recreational component of the Specific Plan. The end use of waste facilities are typically
18 considered for recreational uses. For example, the Double Butte landfill in Western
19 Riverside County along Pigeon Pass Road is currently being converted to a public park
20 after remediation takes place. The loss of 30.22 acres of public facility designation
21 property that is no longer under public ownership and can no longer be used for a public
22 facility purpose will not conflict, but rather will enhance the Riverside County Vision by
23 providing safe and healthy recreational areas for Riverside County residents. The proposed
24 change will not conflict with any General Plan Principle given the facts listed herein. In
25 addition, the Specific Plan is proposed as a Community Development Specific Plan,
26 therefore the conversation from Public Facilities to Specific Plan is within the same
27 General Plan Foundation and therefore does not propose a conflict with a General Plan
28 Foundation.

1 c. The second component of the entitlement/policy amendment proposes to modify
2 51.91 acres of Light Industrial (LI) (0.20 – 0.35 FAR) designated property to Medium
3 Density Residential (MDR) (2-5 d.u.'s/ac). The property was designated as Light
4 Industrial as part of the 2003 General Plan for the purposes of contributing industrial
5 related activities to the Jaqueline Cochran Airport which is owned by the County of
6 Riverside. However, as a result of economic conditions the expansion of the airport has
7 been all but eliminated, which has reduced the need for additional Light Industrial acreage
8 that surrounds the Regional Airport. The proposed modification to change the 51.91 acres
9 of Light Industrial property to Medium Density Residential for inclusion in the Specific
10 Plan will no conflict with the Riverside County Vision for this property as the vision for
11 the Light Industrial area has changed due to change in circumstances as referenced above.
12 In addition, the proposed modification will not conflict with any General Plan principle
13 due to the change in circumstances as listed above. The Specific Plan is proposed as a
14 Community Development Specific Plan; therefore the conversation from Public Facilities
15 to Specific Plan is within the same General Plan Foundation and therefore does not
16 propose a conflict with a General Plan Foundation.

17 d. The proposed entitlement/policy amendment would not be detrimental to the
18 purposes of the General Plan because the existing Land Use Designation cannot be realized
19 in its current form. As stated in the ECVAP, Policies 8.1, 8.5, and 8.6, Industrial related
20 activities that are related to agricultural operations or those uses that are related to and
21 compliment the Jaqueline Cochran Airport are most appropriate for the proposed area.
22 Due to the rising cost of water to irrigate farm crops and the lack of airport expansion due
23 to high infrastructure cost, fuel cost, and the general state of the economy, only those uses
24 that are discouraged by the ECVAP are likely to occur. These uses are detailed within
25 ECVAP Policies 8.2 through 8.5 and have been found inappropriate for the economic
26 viability of the Eastern Coachella Valley. In addition, these uses have the potential to
27 present conflicts with surrounding land uses and existing uses within the desert
28 communities.

1 e. Special circumstances and conditions have emerged that were unanticipated in
2 preparing the General Plan. The College of the Desert extension campus is being funded
3 by Measure B Bond funds approved by Community College District voters in February
4 2004 which provided a mandate for the construction of academic and administrative
5 facilities to support the existing College of the Desert infrastructure. This is a change in
6 circumstances that has occurred subsequent from the adoption of the General Plan.

7 f. The Land Use changes recently approved within the Kohl Ranch Specific Plan,
8 which include a variety of Medium, Medium High, and High Density Land Uses as well as
9 commercial and industrial land uses constitute new and changed circumstances that
10 provide justification for an alternative land use vision for the Eastern Coachella Valley
11 Area Plan, a vision in which the Project is attaining with the proposed modifications to the
12 General Plan. The changes do illustrate the surrounding community is changing in ways
13 that were not anticipated in the 2003 General Plan.

14 11. The following findings support the Agricultural Foundation Amendment:

15 a. The proposed Agriculture General Plan Amendment would contribute to the
16 achievement of the purposes of the General Plan, or, at a minimum, not be detrimental to
17 them based on the site's proximity to the Jackie Cochran Airport, the new College of the
18 Desert extension campus, and its close access to Highway 86s.

19 b. The Agricultural Foundation change of the proposed amendment is not detrimental
20 to the purposes of the General Plan. The intent of the Agricultural Foundation is to protect
21 the Agricultural industry in the County. The General Plan uses a seven (7) percent
22 threshold before the Agricultural Commission review is required, every two and one half
23 years seven percent would require review and recommendation by an Agriculture Task
24 Force. The Agriculture Commission is composed of members of the Agriculture industry.
25 The seven percent threshold is applied as the project is scheduled for discretionary action
26 by the Board of Supervisors. A review by the Agricultural Task Force may be required, at
27 the discretion of the Board. As of July 2010, 7% of all the agriculturally designed land in
28 Eastern Coachella Valley and Western Coachella Valley Area Plans amounted to 7,894.5

1 acres. Only 502.7 acres have been converted so far in this 2 ½ year cycle. Therefore, a
2 review of the proposed Amendment is not required by the General Plan.

3 12. The proposed General Plan amendments will not be detrimental to public health, safety,
4 and welfare.

5 13. The proposed amendments are consistent with the policies of the Eastern Coachella Valley
6 Area Plan and with all policies of the Riverside County General Plan, as adopted on
7 October 7, 2003.

8 14. The following potentially significant environmental impacts associated with the proposed
9 amendment and related cases (Specific Plan No. 369, Change of Zone No. 7481, General
10 Plan Amendment No. 889, Agricultural Preserve Contract Cancellation No. 1001, and
11 Agricultural Preserve Contract Cancellation No. 1002) were identified in Environmental
12 Impact Report No. 504:

13 a. Biological Resources, Cultural Resources, Geology and Soils, Noise, Population
14 and Housing, Recreation and Parks, and Utilities and Service Systems. These impacts will
15 be avoided or substantially lessened (reduced to a level of insignificance) by the
16 mitigations measures listed in Board of Supervisors' Resolution No. 2012-025 Certifying
17 Environmental Impact Report No. 504 and Adopting Specific Plan No. 369 (Thermal 551),
18 a copy of which is attached hereto and incorporated herein by reference in its entirety.

19 b. Environmental Impact Report No. 504 also addressed potential impacts on Land
20 Use and Planning, Agriculture, Air Quality, and Circulation and Traffic which will be only
21 partially avoided or lessened by the mitigation measures listed in Resolution No. 2012-
22 025. According, overriding findings were prepared in Resolution No. 2012-025 which are
23 incorporated herein by reference.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental
25 Impact Report No. 504 ("EIR") and finds that the EIR has been completed in compliance with CEQA and
26 that the EIR was presented to, reviewed, and considered by the Board of Supervisors prior to rendering its
27 decision and that the EIR reflects the independent judgment and analysis of the Board of Supervisors.
28

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the findings
2 required by Public Resources Code Section 21081 with respect to each of the significant environmental
3 impacts of the project identified in the EIR, including the Statement of Overriding Considerations which
4 are set forth in Resolution 2012-025 and incorporated herein by reference.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
6 on this matter, including Environmental Impact Report No. 504, that it **ADOPTS** General Plan
7 Amendment No. 846 from "Agriculture (AG)," "Light Industrial (LI)," and "Public Facilities (PF)" to
8 "Specific Plan (S-P)" on approximately 612.1 acres as described herein and as shown on the exhibit
9 entitled "GPA00846, EXHIBIT 6."

10 **C. General Plan Amendment No. 889 (GPA No. 889)** is a proposal to amend the Riverside
11 County General Plan Circulation Element to downgrade Avenue 58 between Polk Street and Orange
12 Avenue from a Major Highway to a Secondary Highway and eliminate the segment of Avenue 58 from
13 Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely as identified in
14 Exhibit "A". GPA No. 889 is associated with Specific Plan No. 369, Change of Zone No. 7481, General
15 Plan Amendment No. 846, Agricultural Preserve Contract Cancellation No. 1001, and Agricultural
16 Preserve Contract Cancellation No. 1002, which were considered concurrently with General Plan
17 Amendment No. 889 at the public hearings before the Planning Commission and the Board of
18 Supervisors. The Planning Commission recommended approval of GPA No. 889 on September 15, 2010
19 and the Board of Supervisors tentatively adopted GPA No. 889 on July 26, 2011. Resolution No. 2012-
20 025 Certifying Environmental Impact Report No. 504 and Adopting Specific Plan No. 369 (Thermal 551),
21 a copy of which is attached hereto and incorporated herein by reference, was adopted by the Board of
22 Supervisors on January 10, 2012. Resolution No. 2012-026 Approving Agricultural Preserve Contract
23 Cancellation No. 1002, Issuing Certificate of Tentative Cancellation and Disestablishing Agricultural
24 Preserve No. 62, a copy of which is attached hereto and incorporated herein by reference, was adopted by
25 the Board of Supervisors on January 10, 2012. Resolution No. 2012-027 Approving Agricultural
26 Preserve Contract Cancellation No. 1001, Issuing Certificate of Tentative Cancellation and Diminishing
27 Agricultural Preserve No. 18, a copy of which is attached hereto and incorporated herein by reference,
28 was adopted by the Board of Supervisors on January 10, 2012.

1 Specific Plan No. 369 (Thermal 551, "SP No. 369") proposes to establish a master-planned
2 residential community on the 612.1-acre site, which includes 231.6 acres of "Medium Density Residential
3 (MDR)" (905 dwelling units), 147.6 acres of "Medium-High Density Residential (MHDR)" (923
4 dwelling units), 59.5 acres of "High Density Residential (HDR)" (526 dwelling units), 111.0 acres of
5 "Open Space - Recreation (OS-R)", 40.2 acres of "Open Space - Water (OS-W)", and 2.5 acres of
6 "Public Facilities (PF)", and 56.9 acres of roadways. Change of Zone No. 7481 proposes to change the
7 existing zoning classifications of A-2-20 (Heavy Agriculture - 20 Acre Minimum) and M-SC
8 (Manufacturing-Service Commercial) to Specific Plan Zone (S-P). The Specific Plan zoning
9 classification would establish those development standards required to implement SP No. 369.
10 Agricultural Preserve Contract Cancellation No. 1001 ("AG No. 1001") would withdraw land under
11 Assessor Parcel Numbers 757-090-(007 and 020) from Coachella Valley Agricultural Preserve No. 18,
12 Map No. 132, and would cancel the Land Conservation Contract dated January 1, 1971 and recorded
13 February 24, 1971, as Instrument No. 18027. Approval of AG No. 1001 would also diminish the
14 Coachella Valley Agricultural Preserve No. 18, Map No. 132. Agricultural Preserve Contract
15 Cancellation No. 1002 ("AG No. 1002") would withdraw land under Assessor Parcel Numbers 757-210-
16 (004, 005, 015) from Coachella Valley Agricultural Preserve No. 62, Map No. 298, and would cancel the
17 Land Conservation Contract dated January 1, 1974, and recorded February 28, 1974, as Instrument No.
18 23563. Approval of AG No. 1002 would also terminate the entire Coachella Valley Agricultural Preserve
19 No. 62; Map No. 298.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
21 on this matter, both written and oral, including Environmental Impact Report No. 504, that:

- 22 1. The Circulation Element of the General Plan determines the extent, intensity, and location
23 of General Plan Roadways.
- 24 2. The proposed amendment would change the Circulation Element designation for Avenue
25 58 between Polk Street and Orange Avenue from a Major Highway to a Secondary
26 Highway and would eliminate the segment of Avenue 58 from Orange Avenue to Fillmore
27 Street from the General Plan Circulation Element entirely, as shown on Exhibit A, which is
28 attached hereto and incorporated herein by reference.

- 1 3. GPA No. 889 is associated with GPA No. 846. GPA No. 846 proposes to change the
2 ECVAP land use designation on the site from Light Industrial and Public Facilities within
3 the Community Development Foundation Component, and from Agriculture within the
4 Agriculture Foundation Component, to Specific Plan No. 369, which is designated as a
5 Community Development Specific Plan.
- 6 4. The site associated with this circulation amendment is bordered on the north by properties
7 designated as Community Development – Light Industrial and Community Development –
8 Medium High Density Residential (0.5 acre minimum lot size); on the east by Open Space
9 – Open Space – Water and Community Development – Light Industrial; on the south by
10 Agriculture – Agriculture; and on the west by Agriculture – Agriculture and Community
11 Development – Public Facilities.
- 12 5. The site associated with this circulation amendment is currently zoned A-2-20 (Heavy
13 Agriculture – 20 Acre Minimum) and M-SC (Manufacturing-Service Commercial).
- 14 6. The associated Change of Zone No. 7481 proposes to change the zoning on the site to SP
15 (Specific Plan Zone).
- 16 7. The site associated with this circulation amendment is bordered on the north by A-1-10
17 (Light Agriculture – 10 Acre Minimum) and M-SC (Manufacturing – Service
18 Commercial); on the west by M-SC (Manufacturing – Service Commercial), M-H
19 (Manufacturing – Heavy), and A-2-20 (Heavy Agriculture – 20 Acre Minimum); on the
20 south by A-2-10 (Heavy Agriculture – 20 acre Minimum); and on the east by M-SC
21 (Manufacturing – Service Commercial) and W-1 (Watercourse, Watershed &
22 Conservation).
- 23 8. The 612.1-acre site associated with this circulation amendment is currently being used as
24 agricultural lands.
- 25 9. Land uses surrounding the site include agricultural and rural land uses to the north, south
26 and southwest, with scattered residences and associated agricultural structures located to
27 the south, southwest, and to the north along Avenue 57. Adjacent to the west of the
28

1 Project site is the Jacqueline Cochran Regional Airport, and adjacent to the east of the site
2 is the Coachella Valley Stormwater Channel.

3 10. The following findings support the Circulation Element Amendment:

4 a. The proposed change does not involve a change in or conflict with 1) the Riverside
5 County Vision, 2) any General Plan Principle, and 3) any Foundation Component
6 designation of the General Plan.

7 b. The proposed Circulation Amendment will not create a conflict with the Riverside
8 County Vision or a General Plan Principle for the ECVAP because the essential function
9 of Avenue 58 will remain intact. The intent of this roadway is to provide efficient
10 transportation service in an east/west direction from Polk Street to Orange Avenue. The
11 Specific Plan will be required to construct Orange Street as a major collector through the
12 Specific Plan from Avenue 58 to Avenue 60 and will expand Avenue 59 as a major
13 east/west connection between Polk and Fillmore Streets. The vision of the General Plan or
14 any Principle thereto will not be compromised by the proposed project as efficient and
15 accessible public transportation is retained by the project design. The proposed amendment
16 has been analyzed through a traffic study, which demonstrated that the proposed roadway
17 network would provide acceptable levels of service under General Plan build-out
18 conditions. The proposed Circulation does not involve a change to any Land Use
19 Foundation. Therefore, the project will not pose a change or conflict with any Foundation
20 Component.

21 c. The proposed amendment would either contribute to the achievement of the
22 purposes of the General Plan, or, at a minimum, would not be detrimental to them.

23 d. The proposed entitlement/policy amendment would not be detrimental to the
24 purposes of the General Plan because the existing Land Use Designation cannot be realized
25 in its current form. As stated in the ECVAP, Policies 8.1, 8.5, and 8.6, Industrial related
26 activities that are related to agricultural operations or those uses that are related to and
27 compliment the Jacqueline Cochran Airport are most appropriate for the proposed area.
28 Due to the rising cost of water to irrigate farm crops and the lack of airport expansion due

1 to high infrastructure cost, fuel cost, and the general state of the economy, only those uses
2 that are discouraged by the ECVAP are likely to occur. These uses are detailed within
3 ECVAP Policies 8.2 through 8.5 and have been found inappropriate for the economic
4 viability of the Eastern Coachella Valley. In addition, these uses have the potential to
5 present conflicts with surrounding land uses and existing uses within the desert
6 communities and would be discouraged from establishing within the valley.

7 e. Special circumstances and conditions have emerged that were unanticipated in
8 preparing the General Plan. The College of the Desert extension campus is being funded
9 by Measure B Bond funds approved by Community College District voters in February
10 2004 which provided a mandate for the construction of academic and administrative
11 facilities to support the existing College of the Desert infrastructure. This is a change in
12 circumstances that has occurred subsequent from the adoption of the General Plan.

13 f. Additional special circumstances are included in the Land Use changes recently
14 approved within the Kohl Ranch Specific Plan (SP No. 303A2), which include a variety of
15 Medium, Medium High, and High Density, Commercial, and Industrial Land Uses
16 constitute new and changed circumstances that provide justification for an alternative land
17 use vision for the Eastern Coachella Valley Area Plan, a General Plan Vision in which the
18 Project is attaining with the proposed modifications to the General Plan. The changes do
19 illustrate the surrounding community is changing in ways that were not anticipated in the
20 2003 General Plan.

- 21 11. The proposed General Plan amendment will not be detrimental to public health, safety, and
22 welfare.
- 23 12. The proposed amendment is consistent with the policies of the Eastern Coachella Valley
24 Area Plan and with all policies of the Riverside County General Plan, as adopted on
25 October 7, 2003.
- 26 13. The following potentially significant environmental impacts associated with the proposed
27 amendment and related cases (Specific Plan No. 369, Change of Zone No. 7481, General
28 Plan Amendment No. 846, Agricultural Preserve Contract Cancellation No. 1001, and

1 Agricultural Preserve Contract Cancellation No. 1002) were identified in Environmental
2 Impact Report No. 504: Biological Resources, Cultural Resources, Geology and Soils,
3 Noise, Population and Housing, Recreation and Parks, and Utilities and Service Systems.
4 These impacts will be avoided or substantially lessened (reduced to a level of
5 insignificance) by the mitigations measures listed in Board of Supervisors' Resolution No.
6 2012-025 Certifying Environmental Impact Report No. 504 and Adopting Specific Plan
7 No. 369 (Thermal 551), a copy of which is attached hereto and incorporated herein by
8 reference in its entirety. Environmental Impact Report No. 504 also addressed potential
9 impacts on Land Use and Planning, Agriculture, Air Quality, and Circulation and Traffic
10 which will be only partially avoided or lessened by the mitigation measures listed in
11 Resolution No. 2012-025. According, overriding findings were prepared in Resolution No.
12 2012-025 which are incorporated herein by reference.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental
14 Impact Report No. 504 ("EIR") and finds that the EIR has been completed in compliance with CEQA and
15 that the EIR was presented to, reviewed, and considered by the Board of Supervisors prior to rendering its
16 decision and that the EIR reflects the independent judgment and analysis of the Board of Supervisors.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the findings
18 required by Public Resources Code Section 21081 with respect to each of the significant environmental
19 impacts of the project identified in the EIR, including the Statement of Overriding Considerations which
20 are set forth in Resolution 2012-025 and incorporated herein by reference.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
22 on this matter, including Environmental Impact Report No. 504, that it **ADOPTS** General Plan
23 Amendment No. 889 to change the Circulation Element designation for Avenue 58 between Polk Street
24 and Orange Avenue from a Major Highway to a Secondary Highway and would eliminate the segment of
25 Avenue 58 from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely.

26 **D. General Plan Amendment No. 1107 (GPA1107)** is a proposal to amend the Land Use
27 Element by amending the Southwest Area Plan Policy Map to remove the subject property from the Valle
28 De Los Cabellos Policy Area and add the subject property to the Citrus/Vineyard Policy Area within the

1 Rural Foundation Component on an approximately 19.61 gross acre site, located easterly of De Portola
2 Road, northerly of Oak Mountain Road, and southerly of Galway Downs Drive. Rancho California zoning
3 district of the Third Supervisorial District, as show on the exhibit entitled "GPA01107 Proposed General
4 Plan, Exhibit 6," a copy of which is attached hereto and incorporated herein by reference. This
5 amendment is associated with Change of Zone No. 7444, Plot Plan No. 22271 and Environmental
6 Assessment No. 41137 which were considered concurrently with this amendment at the public hearings
7 before the Planning Commission and the Board of Supervisors. The Planning Commission recommended
8 approval of GPA No. 1107 on September 21, 2011 and the Board of Supervisors tentatively adopted GPA
9 No. 1107 on November 8, 2011. Change of Zone No. 7444 proposes to change the site's zoning
10 classification from Residential Agricultural - 10 Acre Minimum (R-A-10) to Citrus Vineyard (C/V). Plot
11 Plan No. 22271 proposes that the existing 7,829 square foot, two-story building, which includes a 3,456
12 square foot garage, be used as a winery, wine-sampling room, special occasion facility with catering, and
13 residence. Plot Plan No. 22271 proposes fifty (50) special occasions per year and 34 parking spaces.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
15 on this matter, both written and oral, including a including Environmental Assessment No. 41137, that:

- 16 1. The site is located in the Southwest Area Plan.
- 17 2. The Southwest Land Use Map determines the extent, intensity and location of land uses
18 within the Southwest Area Plan.
- 19 3. The site is currently designated Rural Residential (RR) (allowing 5 Acre Minimum lots) on
20 approximately 19.61 gross acres within the Rural Foundation Component.
- 21 4. General Plan Amendment No. 1107 proposes to amend the Southwest Area Plan Policy
22 Map to remove the subject property from the Valle De Los Cabellos Policy Area and add
23 the subject property to the Citrus/Vineyard Policy Area, both within the Rural Foundation
24 Component. The land use designation and foundation component the subject property will
25 not be changed by this amendment.
- 26 5. The site is bordered by properties designated as Rural Residential (R: RR) (allowing 5
27 Acre Minimum lots) within the Rural Foundation Component to the north, south, and east.
28

1 The site is bordered by properties designated as Agriculture (AG) (allowing 10 Acre
2 Minimum lots) within the Rural Foundation Component to the west.

3 6. The site is currently zoned Residential Agriculture (R-A) (10 Acre Minimum).

4 7. The site is surrounded by properties which are zoned Rural Residential (R-R) (1/2 acre
5 minimum), Residential (10 acre minimum) (R-A-10) to the south and east, and Citrus
6 Vineyard (C/V) (10 acre minimum) to the west.

7 8. The associated change of zone (CZ No. 7444) proposes to change the site's zoning
8 classification from Residential Agricultural - 10 Acre Minimum (R-A-10) to Citrus
9 Vineyard (C/V).

10 9. The associated Plot Plan No. 22271 proposes that the existing 7,829 square foot, two-story
11 building, which includes a 3,456 square foot garage, be used as a winery, wine-sampling
12 room, special occasions facility with catering, and residence. Plot Plan No. 22271
13 proposes fifty (50) special occasions per year and 34 parking spaces.

14 10. The surrounding land uses include scattered single-family residences to the north, east,
15 south, and west. Additionally, Oak Mountain Winery (PP21447) and Renzoni Winery
16 (PP22263) are located in the project vicinity.

17 11. General Plan Amendment No. 1107 does not involve a change in or conflict with the
18 Riverside County Vision. General Plan Amendment No. 1107, along with its associated
19 change of zone and plot plan, proposes to develop a winery and special events facility on
20 19.61 gross acres. GPA No. 1107 will alter the boundaries of two policy areas, the Valle
21 De Los Caballos Policy Area and the Citrus Vineyard Policy Area. The project proposes a
22 winery with special events which is a specific implementation of the General Plan, the
23 Southwest Area Plan, and more specifically the Citrus Vineyard Policy Area. The
24 proposed project was not in operation at the time the Citrus Vineyard Policy Area was
25 established and therefore was not included in the boundary of this policy area. Wineries
26 within the Citrus Vineyard Policy Area are an implementation of the General Plan vision
27 for this policy area. The proposed amendment conforms to the fundamental values stated
28 in the Riverside County Vision.

- 1 12. General Plan Amendment No. 1107 does not involve a change in or conflict with any
2 General Plan Principle. The proposed modification to remove the project site from the
3 boundaries of the Valle de los Cabellos Policy Area will not involve a change or create a
4 conflict with the Riverside County Vision or General Plan Principle because the project
5 site is greater suited for inclusion within the Citrus Vineyard Policy Area of the Southwest
6 Area Plan. Further inclusion of the project site within the Valle de los Cabellos Policy area
7 would no longer further the purposes of this policy area. While the project site does intend
8 to retain the ten (10) acre minimum lot size, the project site includes an operable winery.
9 The purposes of the General Plan and more specifically the Vision Statement of the
10 Southwest Area Plan state that California is still a major agricultural force and the
11 retention of agricultural production is a vital component to our local economy.
12 Furthermore, a diversified economy, like that of winery production and the job base that
13 follows the winery industry from harvesting, to bottling and labeling, to retail sales, and
14 special events provides a key component to the economy of Southwest Riverside County
15 and thus implements the vision of the Southwest Area Plan. Therefore, the General Plan
16 Amendment will enhance, rather than create a conflict with the Riverside County Vision.
- 17 13. The proposed modification to remove property from the Valle de los Cabellos Policy Area
18 and add property to the Citrus Vineyard Policy Area does not involve a change or conflict
19 with any Foundation Component.
- 20 14. The proposed amendment would either contribute to the achievement of the purposes of
21 the General Plan or, at a minimum, would not be detrimental to them. The proposed
22 amendment will enhance the purposes of the General Plan through enhancement of the
23 Citrus Vineyard Policy Area. The addition of winery production in the Temecula Wine
24 Country enhances the distinctiveness of this area and continues to ensure the rural lifestyle
25 and wine production in southwest Riverside County. The proposed amendment will
26 provide a benefit to the economy within Southwest Riverside County by the provision of
27 jobs and tax revenue while further enhancing the character of the Temecula Wine Country
28

1 which is combined in total provides a positive contribution to the General Plan, the
2 Southwest Area Plan, and the Citrus Vineyard Policy Area.

3 15. Special circumstances and conditions have emerged that were unanticipated in preparing
4 the General Plan. The project site and the operable winery have demonstrated that
5 agricultural production has continued throughout the Temecula Valley, even outside of the
6 Citrus Vineyard Policy Area. In March 2009, the Board of Supervisors took action to
7 initiate the Wine Country Community Plan, which is a comprehensive Planning effort to
8 encourage and retain quality agricultural and economic viability through the production of
9 wine and the retail establishments that are inclusive within this industry. Since the
10 adoption of the General Plan, the Temecula Wine Country has grown beyond previous
11 expectations and the County is in development of an overall planning strategy to
12 accommodate this growth in an efficient manner that also maintains the rural character of
13 the community and preserves the unique lifestyle embodied within the community.

14 16. The proposed amendment will protect public health, safety and welfare through project
15 design.

16 17. The proposed amendment is consistent with the goals and policies of the Southwest Area
17 Plan and with all policies of the Riverside County General Plan.

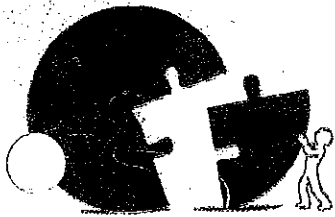
18 18. The proposed amendment is compatible with the present and future logical development of
19 the area.

20 19. The findings of the initial study performed pursuant to Environmental Assessment No.
21 41137, a copy of which is attached hereto, are incorporated herein by reference. The
22 Environmental Assessment determined that the proposed general plan amendment,
23 associated change of zone and plot plan ("the project") could have impacts on, or be
24 impacted by, Biological Resources and Hydrology and Noise. However, it was determined
25 that these impacts were less than significant or would be mitigated to a level of non-
26 significance through the application of adopted County Ordinances and through the
27 measures indicated in the initial study. The initial study concluded that the project, as
28 mitigated, would not have a significant effect on the environment.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
2 Negative Declaration for Environmental Assessment No. 41137 and **ADOPTS** General Plan Amendment
3 No. 1107 (GPA No. 1107) amending the Southwest Area Plan Policy Map to remove the subject property
4 from the Valle De Los Cabellos Policy Area and adding the subject property to the Citrus/Vineyard
5 Policy Area within the Rural Foundation Component, as described herein, and as show on the exhibit
6 entitled "GPA01107 Proposed General Plan, Exhibit 6."

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

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: June 15, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 504, AGRICULTURAL PRESERVE NO. 1001, AGRICULTURAL PRESERVE NO. 1002, SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist) Desert Sun and Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Environmental Impact Report |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(4th Dist) Desert Sun and Press Enterprise

Need Director's signature by 6/16/11 @ 9 a.m.
Please schedule on the July 12, 2011 BOS Agenda

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG4626)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 12, 2011

SUBJECT: AGRICULTURAL PRESERVE NO. 1001, AGRICULTURAL PRESERVE NO. 1002, ENVIRONMENTAL IMPACT REPORT NO. 504, SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481 – Certify an Environmental Impact Report – Applicant: Brookfield California Land Holdings - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum), Community Development: Public Facilities (CD:PF) (less than 0.60 Floor to Area Ratio) and Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor to Area Ratio) – Location: Southerly of Avenue 57, westerly of Fillmore Street, northerly of Avenue 60 and easterly of Polk Street – 612.1 Gross Acres - Zoning: Heavy Agriculture - 20 Acre Minimum (A-2-20), Manufacturing Service Commercial (M-SC) – **REQUEST: Agricultural Preserve No. 1001** proposes to diminish Coachella Valley Agricultural Preserve No. 18 and cancel the associated land conservation contract on a portion of the site consisting of two parcels totaling 52 gross acres. **Agricultural Preserve No. 1002** proposes to disestablish Coachella Valley Agricultural Preserve No. 62 and cancel the associated land conservation contract on a portion of the project site consisting of three parcels totaling 131 gross acres. The **Environmental Impact Report** has analyzed the impacts of the project. The **Specific Plan** proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential, and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails.

Frank Coyle, Deputy Director for

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

(continued on attached pages)

REVIEWED BY EXECUTIVE OFFICER

DATE _____
Tina Grande
Departmental Concurrence

- Policy
- Policy
- Consent
- Consent
- Dep't Rec
- Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

The Honorable Board of Supervisors

Re: AGRICULTURAL PRESERVE NO. 1001, AGRICULTURAL PRESERVE NO. 1002, ENVIRONMENTAL IMPACT REPORT NO. 504, SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481

Page 2 of 4

The overall project density ranges from 2 to 14 D.U./Ac. In addition, the Specific Plan designates 2.5 acres for an electrical substation and 46 acres for major roadway improvements. **General Plan Amendment No. 846 (Land Use)** proposes to amend the Riverside County General Plan Land Use Element as it applies to the 612.1 acre project site by changing the Land Use designations from Agriculture (AG), Public Facility (PF), and Light Industrial (LI) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space - Recreation (OS-R) and Open Space - Water (OS-W), as reflected on the proposed Land Use Plan. **General Plan Amendment No. 889 (Circulation)** proposes to amend the Circulation Element of the General Plan to 1) downgrade 58TH Avenue between Polk Street and Orange Avenue from a Major Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), and 2) eliminate the segment of 58TH Avenue from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely. The **Change of Zone** proposes to change the site's zoning designation from Heavy Agriculture (A-2-20) and Manufacturing-Service Commercial (M-SC) to Specific Plan (SP), and to amend Ordinance No. 348 to incorporate the Specific Plan zoning standards.

RECOMMENDED MOTION:

1) THE PLANNING DIRECTOR RECOMMENDS TO THE BOARD OF SUPERVISORS:

APPROVAL of AGRICULTURAL PRESERVE CASE NO. 1001, a proposal to diminish Coachella Valley Agricultural Preserve No. 18 and cancel the associated land conservation contract as depicted on Map No. 1001, subject to the Conditions of Approval and based on the findings and conclusions contained in Attachment No. 1; and,

APPROVAL of AGRICULTURAL PRESERVE CASE NO. 1002, a proposal to disestablish Coachella Valley Agricultural Preserve No. 62 and cancel the associated land conservation contract as depicted on Map No. 1002, subject to the Conditions of Approval and based on the findings and conclusions contained in Attachment No. 1; and,

2) AT THE SEPTEMBER 10, 2010 PLANNING COMMISSION HEARING, THE PLANNING DEPARTMENT RECOMMENDED APPROVAL; and THE PLANNING COMMISSION RECOMMENDS:

TENTATIVE CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 504, which has been completed in compliance with the EIR Guidelines and CEQA, pending final adoption of Resolution 2011-082 for EIR504 and SP369; and,

TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 846 amending the Land Use designation for the subject property from Agriculture (AG), Public Facility (PF), and Light Industrial (LI) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space - Recreation (OS-R) and Open Space - Water (OS-W), as reflected on the proposed Land Use Plan, pending final adoption of the General Plan Resolution by the Board of Supervisors; and,

The Honorable Board of Supervisors

Re: AGRICULTURAL PRESERVE NO. 1001, AGRICULTURAL PRESERVE NO. 1002, ENVIRONMENTAL IMPACT REPORT NO. 504, SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481

Page 3 of 4

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 889** to amend the Circulation Element of the General Plan to 1) downgrade 58TH Avenue between Polk Street and Orange Avenue from a Major Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), and 2) eliminate the segment of 58TH Avenue from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely, pending final adoption of the General Plan Resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 369**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report, pending final adoption of Resolution 2011-082 for EIR504 and SP369; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7481**, amending the zoning classification for the subject property from Heavy Agriculture (A-2-20) and Manufacturing-Service Commercial (M-SC) to Specific Plan (SP) and to amend Ordinance No. 348 to incorporate the Specific Plan zoning standards pending final adoption of the zoning ordinance by the Board of Supervisors.

BACKGROUND:

Specific Plan No. 369, General Plan Amendment Nos. 846 and 889, and Change of Zone No. 7481 are being processed concurrently with two Agricultural Preserve cases. The Environmental Impact Report studied the impacts of the Agricultural Preserve cases in addition to the accompanying entitlements. The Specific Plan and accompanying entitlements constitute the applicant's proposed alternative land use of the site upon cancellation of the current land conservation contracts and diminishment/disestablishment of the parcels from the affected agricultural preserves. The Specific Plan proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails.

Brookfield California Land Holdings, LLC, is requesting consideration of two Agricultural Preserve Cases, Agricultural Preserve Case No. 1001 (AG01001) and Agricultural Preserve Case No. 1002 (AG01002).

AG01001 proposes to diminish Coachella Valley Agricultural Preserve No. 18, Map No. 132, and cancel the land conservation contract as it applies to a portion of the Specific Plan (which is the alternate proposed land use) site consisting of two parcels totaling 52 gross acres of the 612.1 gross acre subject site. On April 23, 2008, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered an application to diminish Coachella Valley Agricultural Preserve No. 18, Map No. 132, as depicted on Map No. 1001.

AG01002 proposes to disestablish Coachella Valley Agricultural Preserve No. 62, Map No. 298, and cancel the land conservation contract as it applies to a portion of the Specific Plan site consisting of three parcels totaling 131 gross acres of the 612.1 gross acre subject site. On April 23, 2008, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC)

The Honorable Board of Supervisors

Re: AGRICULTURAL PRESERVE NO. 1001, AGRICULTURAL PRESERVE NO. 1002, ENVIRONMENTAL IMPACT REPORT NO. 504, SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481

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considered an application to disestablish Coachella Valley Agricultural Preserve No. 62, Map No. 298, as depicted on Map No. 1002.

Pursuant to Government Code Section 51284.1, a copy of the complete application for tentative cancellation was submitted to the State Department of Conservation (SDC) for a mandatory 30-day review and comment period. Staff received no responses. Appraisals are attached to this Form 11.

CAPTAC recommended DENIAL of the proposed diminishment and disestablishment citing that the cancelation was not consistent with the provisions of the Agricultural Land Conservation Act of 1965; however, the Planning Department does not concur with CAPTAC's conclusion and is recommending APPROVAL of the diminishment, the disestablishment, and cancellation of the associated land conservation contracts, based on the findings and conclusions found in Attachment No. 1.

Additionally, the following Conditions of Approval were added after the Planning Commission Hearing:

30.Planning.35 through 37 have been added to address concerns by CVWD. Previously this was all one Condition of Approval, but it has been separated into three conditions to allow applicants to address the CVWD concerns at different milestones within the project.

30.Planning.38 through 45 have been added to address the Agriculture Preserve issues which the Planning Commission have no jurisdiction over.

30.Planning.46 through 48 regarding tile drains have been added. These were added to maintain consistency with surrounding entitlements. The conditions were added as a result of discussions at the Planning Commission.

30.Planning.49 was added during the Planning Commission Hearings to address affordable housing needs.

100.Planning.4 was revised based on direction from the Planning Commission to eliminate an undercrossing and add a requirement for fencing along both sides of the street that bisects the park in Planning Area 22.

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AGRICULTURAL PRESERVE CASE NO. 1001 and 1002 (AG01001 and AG01002)

CONDITIONS OF APPROVAL for Agriculture Preserve Case No. 1001 and 1002 (AG01001 and AG01002):

The applicant shall comply with the following conditions prior to issuance of each individual Certificate of Final Cancellation as outlined in Government Code Section 51283.4:

1. The cancellation fee of \$129,750.00 for AG1001 and \$327,500.00 for AG1002 shall be paid; and,
2. All conditions necessary for the County to issue grading permits for any portion of Specific Plan No. 369 shall have been met.
3. The landowner shall notify the Board of Supervisors when all conditions and contingencies enumerated in the Certificate of Tentative Cancellation have been satisfied.

Within 30 days of receipt of such notice, and upon determination that the conditions and contingencies have been satisfied, the Board of Supervisors shall cause to be executed and recorded a Certificate of Final Cancellation.

FINDINGS for Agricultural Preserve Case No. 1001 (AG01001):

1. A 52 gross acre portion of the 612.1 gross acre site is subject to an agricultural preserve contract.
2. The site is southerly of Avenue 57, westerly of Fillmore Street, northerly or Avenue 60 and easterly of Polk St in the Coachella Valley Area of eastern Riverside County.
3. The project site is currently vacant.
4. According to the Natural Resource Conservation Service, the soils Capability Classification as indicated in the USDA Soil Survey for Eastern Riverside County indicates that the site is one hundred (100) percent within Class III, Class IV, and Class VI.
5. D.D. Dunlap Trust and Dorothy Dunlap Trust entered into a land conservation contract with the County of Riverside for land within Coachella Valley Agricultural Preserve No. 18. This contract is dated January 1, 1971 and was recorded on February 24, 1971 as Instrument No. 18027 in the Office of the County Recorder of Riverside, California.

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AGRICULTURAL PRESERVE CASE NO. 1001 and 1002 (AG01001 and AG01002)

6. The subject parcels affected by the proposed diminishment are included under this single contract.
7. The cancellation is for land on which a Notice of Non-Renewal has been served pursuant to Section 401 of the Rules and Regulations Governing Agricultural Preserves in Riverside County and Government Code Section 51245. A Notice of Non-Renewal was filed with the Planning Department on March 8, 2007, and was recorded by the Riverside County Clerk and Recorder on March 12, 2007 as Instrument No. 2007-0167248. Accordingly, the Board, by a majority of its members, finds that the cancellation is for land on which a notice of non-renewal has been served.
8. Pursuant to the owner's notice of non-renewal submitted on March 8, 2007, the land conservation contract on the subject parcels will expire on March 8, 2017 (GC§51245 and R&T Code §426(c)).
9. Specific Plan No. 369 and accompanying entitlements are being processed with this Agricultural Preserve case. Specific Plan No. 369 and accompanying entitlements constitute the applicant's proposed alternative land use of the site upon cancellation of the current land conservation contract and diminishment of the parcels from the affected agricultural preserve. The Specific Plan proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails.
10. Upon approval of Specific Plan No. 369 and accompanying entitlements, the proposed alternative use will be consistent with the existing Riverside County General Plan and the proposed zoning.
11. The cancellation fee was determined by the Riverside County Assessor's Office to be \$129,750.00.
12. The cancellation of the contract for the identified 52 gross acres (of the Specific Plan's 612.1 gross acres) is in the public interest, because it would further implement the Board sponsored redevelopment vision for the area as envisioned by the South Valley Implementation Program (SVIP). The alternative land uses that will be developed will be an economic benefit for the SVIP Area and the Coachella Valley, as a whole.
13. The cancellation is not likely to result in the removal of adjacent lands from agricultural use, beyond that which is already planned for the area. The Board of

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AGRICULTURAL PRESERVE CASE NO. 1001 and 1002 (AG01001 and AG01002)

Supervisors have approved a number of actions intended to create an advanced planning effort (commonly referred to as the South Valley Implementation Program or SVIP) designed to address the transitioning nature of the area south of the Jacqueline Cochran Airport from agriculture to urban uses. This project is at the northern boundary of this effort, and is one of the first implementation steps of the larger advanced planning, Board authorized, vision for the area.

- a. On February 7, 2006 the Board of Supervisors directed staff to develop a South Valley Implementation Program and Community Facilities Phasing and Funding Strategy. This program is intended to comprehensively study and ensure desirable land use, transportation and community facilities needs to foster a sustainable, well-planned and livable community in this newly developing area of the county. (BOS Agenda Item 3.45; February 7, 2006)
- b. A subsequent Board Directive initiated a General Plan Amendment for the SVIP and initiation of a Road and Bridges Benefit District (BOS Agenda Item 3.59; June 26, 2007)
- c. The Board actions to further a planned transition to the area are supported by approved and partially constructed developments that fall within the boundaries of the SVIP area. The approval of these projects was intended to further the vision and goals of the SVIP. Such projects include the Panorama Specific Plan (SP362) and Kohl Ranch Specific Plan (SP303) revisions.
- d. In 1990, due to the close proximity to the airport, the County rezoned a number of parcels (including AG01001 subject parcels) surrounding the airport to Industrial Park (IP), General Commercial (C-1/C-P), Scenic Highway Commercial (C-P-S) and Manufacturing – Service Commercial (M-SC) to support future airport and interstate land uses.
- e. In 2003 Riverside County General Plan designated Land Uses on the subject parcels and to the north and northeast Light Industrial – Community Development (LI-CD), to the northwest Medium High Density Residential – Community Development (MHDR-CD), and to the west Public Facilities.
- f. With sponsorship by the County Economic Development Department, the Board of Supervisors approved the Thermal and Jacqueline Cochran Airport Redevelopment Area to address blighted conditions in the area including the project site.

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AGRICULTURAL PRESERVE CASE NO. 1001 and 1002 (AG01001 and AG01002)

14. Infrastructure for the area is available near the site; furthermore, the streets for the area have been conditioned to be constructed for this and other projects consistent with the provisions of the South Valley Implementation Program (SVIP) and the proposed Road and Bridged benefit District intended to implement the SVIP.

CONCLUSIONS for Agricultural Preserve Case No. 1001 (AG01001):

1. The cancellation is for land on which a notice of non-renewal has been served.
2. The cancellation will not result in the removal of adjacent lands from agricultural use beyond that already envisioned by the Board of Supervisors and the General Plan. Therefore, though the removal of adjacent lands from agricultural use may occur, such removal would not be a direct consequence of Project implementation or the proposed cancellation. Rather, the proposed cancellation would enable implementation of the vision proposed for the area. Accordingly, the Board, by a majority of its members, finds that the proposed cancellation is not likely to result in the removal of adjacent lands from agricultural use.
3. The cancellation is for an alternative use which will be consistent with the applicable provisions of the County General Plan upon project approval.
4. The cancellation will not result in discontinuous patterns of urban development, as the proposed alternative use implements the SVIP.
5. Development of the contracted land would provide more contiguous patterns of development than development of proximate non-contracted land by promoting the logical extension of infrastructure and development in the area.

FINDINGS for Agricultural Preserve Case No. 1002 (AG01002):

1. A portion of the 612.1 gross acre site is subject to an agricultural preserve contract.
2. The site is southerly of Avenue 57, westerly of Fillmore Street, northerly of Avenue 60 and easterly of Polk St in the Coachella Valley Area of eastern Riverside County.
3. The project site is currently vacant.

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4. According to the Natural Resource Conservation Service, the soils Capability Classification as indicated in the USDA Soil Survey for Eastern Riverside County indicates that the site is one hundred (100) percent within Class III, Class IV, and Class VI.
5. Vince Farms entered into a land conservation contract with the County of Riverside for land within Coachella Valley Agricultural Preserve No. 67. This contract is dated January 1, 1974 and was recorded on February 24, 1974 as Instrument No. 23563 in the Office of the County Recorder of Riverside, California.
6. The subject parcels affected by the proposed diminishment are included under this single contract.
7. The cancellation is for land on which a Notice of Non-Renewal has been served pursuant to Section 401 of the Rules and Regulations Governing Agricultural Preserves in Riverside County and Government Code Section 51245. A Notice of Non-Renewal was filed with the Planning Department on October 25, 2004, and was recorded by the Riverside County Clerk and Recorder on November 25, 2004 as Instrument No. 2004-0931653. Accordingly, the Board, by a majority of its members, finds that the cancellation is for land on which a notice of non-renewal has been served.
8. Pursuant to the owner's notice of non-renewal submitted on October 25, 2004, the land conservation contract on the subject parcels will expire on October 25, 2014 (GC§51245 and R&T Code §426(c)).
9. Specific Plan No. 369 and accompanying entitlements are being processed with this Agricultural Preserve case. Specific Plan No. 369 and accompanying entitlements constitute the applicant's proposed alternative land use of the site upon cancellation of the current land conservation contract and diminishment of the parcels from the affected agricultural preserve. The Specific Plan proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails.
10. Upon approval of Specific Plan No. 369 and accompanying entitlements, the proposed alternative use will be consistent with the existing Riverside County General Plan and the proposed zoning.

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AGRICULTURAL PRESERVE CASE NO. 1001 and 1002 (AG01001 and AG01002)

11. The cancellation fee was determined by the Riverside County Assessor's Office to be \$327,500.00.
12. The cancellation of the contract for the identified 131 gross acres (of the Specific Plan's 612.1 gross acres) is in the public interest, because it would further implement the Board sponsored redevelopment vision for the area as envisioned by the South Valley Implementation Program (SVIP). The alternative land uses that will be developed will be an economic benefit for the SVIP Area and the Coachella Valley, as a whole.
13. The cancellation is not likely to result in the removal of adjacent lands from agricultural use, beyond that which is already planned for the area. The Board of Supervisors have approved a number of actions intended to create an advanced planning effort (commonly referred to as the South Valley Implementation Program or SVIP) designed to address the transitioning nature of the area south of the Jacqueline Cochran Airport from agriculture to urban uses. This project is at the northern boundary of this effort, and is one of the first implementation steps of the larger advanced planning, Board authorized, vision for the area.
 - a. On February 7, 2006 the Board of Supervisors directed staff to develop a South Valley Implementation Program and Community Facilities Phasing and Funding Strategy. This program is intended to comprehensively study and ensure desirable land use, transportation and community facilities needs to foster a sustainable, well-planned and livable community in this newly developing area of the county. (BOS Agenda Item 3.45; February 7, 2006)
 - b. A subsequent Board Directive initiated a General Plan Amendment for the SVIP and initiation of a Road and Bridges Benefit District (BOS Agenda Item 3.59; June 26, 2007)
 - c. The Board actions to further a planned transition to the area are supported by approved and partially constructed developments that fall within the boundaries of the SVIP area. The approval of these projects was intended to further the vision and goals of the SVIP. Such projects include the Panorama Specific Plan (SP362) and Kohl Ranch Specific Plan (SP303) revisions.
 - d. In 1990, due to the close proximity to the airport, the County rezoned a number of parcels (including the subject parcels) surrounding the airport to Industrial Park (IP), General Commercial (C-1/C-P), Scenic Highway Commercial (C-P-S) and Manufacturing – Service Commercial (M-SC) to support future airport and interstate land uses.

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- e. With sponsorship by the County Economic Development Department, the Board of Supervisors approved the Thermal and Jacqueline Cochran Airport Redevelopment Area to address blighted conditions in the area including the project site.
14. Infrastructure for the area is available near the site; furthermore, the streets for the area have been conditioned to be constructed for this and other projects consistent with the provisions of the South Valley Implementation Program (SVIP) and the proposed Road and Bridged benefit District intended to implement the SVIP.

CONCLUSIONS for Agricultural Preserve Case No. 1002 (AG01002):

1. The cancellation is for land on which a notice of non-renewal has been served.
2. The cancellation will not result in the removal of adjacent lands from agricultural use beyond that already envisioned by the Board of Supervisors and the General Plan. Therefore, though the removal of adjacent lands from agricultural use may occur, such removal would not be a direct consequence of Project implementation or the proposed cancellation. Rather, the proposed cancellation would enable implementation of the vision proposed for the area. Accordingly, the Board, by a majority of its members, finds that the proposed cancellation is not likely to result in the removal of adjacent lands from agricultural use.
6. The cancellation is for an alternative use which will be consistent with the applicable provisions of the County General Plan upon project approval.
3. The cancellation will not result in discontinuous patterns of urban development, as the proposed alternative use implements the SVIP.
4. Development of the contracted land would provide more contiguous patterns of development than development of proximate non-contracted land by promoting the logical extension of infrastructure and development in the area.

Agenda Item No.: 4.1
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Matt Straite
Planning Commission: September 15, 2010

Environmental Impact Report No. 504
Specific Plan No. 369
General Plan Amendment No. 846
General Plan Amendment No. 889
Change of Zone No. 7481
Applicant: Brookfield Land Holdings
Engineer/Rep.: T&B Planning

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Environmental Impact Report No. 504 has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with changing the General Plan Land Use designation, local General Plan circulation designations, creation of a Specific Plan, and rezoning approvals for the proposed residential Specific Plan. The EIR was circulated in late 2009, and then recirculated in early 2010 to further address greenhouse gas issues.

Specific Plan No. 369 proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential, and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails. The overall project density will range from 2 to 14 du/ac. In addition, the Specific Plan designates 2.5 acre for an electrical substation and 56.9 acres for major roadway improvements.

General Plan Amendment No. 846 (Land Use) proposes to amend the Riverside County General Plan Land Use Element as it applies to the 612.1-acre project site by changing the land use designations from Agriculture (AG), Public Facility (PF) and Light Industrial (LI) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space- Recreation (OS-R) and Open Space- Water (OS-W), as reflected on the proposed Land Use Plan.

General Plan Amendment No. 889 (Circulation) proposes to amend the Circulation Element of the General Plan to 1) downgrade 58TH Avenue between Polk Street and Orange Avenue from a Major Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), and 2) eliminate the segment of 58TH Avenue from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely. The existing and proposed Circulation Element roadway networks are displayed on Exhibit ?. The proposed easterly termini of 58th Ave shown for the Proposed Circulation Element will connect to the interior roadways of the Thermal 551 project (Specific Plan No. 369). The proposed amendment has been analyzed through a traffic study, which demonstrated that the proposed roadway network would provide acceptable levels of service under General Plan build-out conditions. Therefore the Riverside County Transportation Department recommends the approval of General Plan Amendment No. 889.

Change of Zone No. 7481 proposes to change the site's zoning designation from Heavy Agriculture (A-2-20), and Manufacturing-Service Commercial (M-SC) to Specific Plan (SP) and to amend Ordinance No. 348 to include the Specific Plan Zoning Standards.

The proposed project is located in the Eastern Coachella Valley Area Plan, more specifically the project is southerly of Avenue 57, westerly of Fillmore Street, northerly of Avenue 60 and easterly of Polk Street.

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BACKGROUND:

April 21, 2009

The Board of Supervisors initiated proceedings for the General Plan Amendment.

March 4, 2009

The General Plan Amendment was heard at the March 4, 2009 Planning Commission for initiation of the General Plan Amendment. The Planning Commission provided comments.

From the April 15, 2009 Planning Commission Hearing the following comments have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Roth:

Commissioner Roth contended that the agriculture in the Southern Coachella Valley is being threatened by projects like this. He argued that Specific Plans disconnected from other development are growth inducing. He also argued that these developments are isolated islands of development, most often just residential, in a sea of agriculture. Absent any regional master planning, he is uncomfortable with the proposed development. He did state that this proposal made more sense than the other Southern Coachella Valley Specific Plans given its proximity to other Community Development designations.

The Commissioner went on to discuss the need for jobs in the Southern Coachella Valley and highlighted the fact that the Specific Plans being proposed, this one included, seem to lack the higher paying jobs that this area needs.

Commissioner John Snell: No comment

Commissioner John Petty: No comment

Commissioner Jim Porras:

Commissioner Porras contended that the County should not force an agri-business that is not viable. He also requested that tables be included in the final staff reports that show what percentage of the Agricultural General Plan Land Use designations are being removed by each respective project.

Commissioner Jan Zuppardo: No comment

ISSUES OF POTENTIAL CONCERN:

The South Valley Implementation Program (SVIP)- In the early part of 2001, a number of different development proposals were submitted in the area south of the Jacqueline Cochran Regional Airport. In response, the Board of Supervisors authorized an advanced planning effort in this area to afford a more cohesive pattern of development. The project is consistent with the proposed SVIP which is still being processed. The SVIP was primarily developer funded and the current economic trends have impacted the funding for this advanced planning effort. The program was considered for inclusion in the General Plan update, however, the scale and scope of the proposed SVIP does not match the intent of the

General Plan update. The General Plan update was intended to be modest in scope and include minimal land use changes. It was decided to be in the best interest of the SVIP and the General Plan to keep the two efforts separate. Many aspects of the SVIP were completed; however, many more remain. The next step for the SVIP would be a full General Plan Amendment and EIR.

Temporary Linear Catch Basins- Based on a preliminary analysis conducted by the Coachella Valley Water District (CVWD) as part of FEMA's levee certification program, the CVWD determined that the proposed project vicinity may be subject to potential flood hazards caused by a breach upstream from the project site (approximately between Airport Boulevard and Highway 111 bridges). Although the CVWD has long-term plans to address such hazards through construction of improvements to the levee, such improvements have not been designed or funded. The proposed project has addressed this potential for flooding through modifications to the Specific Plan, which would provide for interim on-site drainage facilities to accommodate such flood events. Upon completion of the upstream improvements by the CVWD, the interim drainage facilities could be removed, and such areas could be developed with their underlying Specific Plan land uses (no structures would be allowed in these areas during the interim period). Moreover, based on historic data, the proposed project site has never been subject to flood hazards associated with the Coachella Valley Stormwater Channel, including during recorded 100-year storm events on August 24, 1920 and September 10, 1976.

Covered Basin- The project originally had plans for a large lake which acted as a visual amenity and a reclaimed water holding basin intended to serve landscaping on the project. However, during review by the Airport Land Use Commission (ALUC) it was determined that a lake was inconsistent with the neighboring airport because it attracted birds. As a result, the project was revised to remove the lake and propose a covered holding pond. To address aesthetic concerns the holding pond was screened with landscaped berms. Appropriate fencing has also been added to discourage unauthorized entry.

Energy conservation- In an effort to address conservation and greenhouse gas issues, the project includes a number of requirements that address conservation. These include:

- Landscaping Measures
 - Drought Tolerant and Native Plant Palette
 - Xeriscopic landscaping instead of lawns
 - Mandatory Shade Standards

- Construction Measures
 - Avoid oil based products
 - Use Low or Non-VOC paints, finishes, sealants, cleaners and adhesives
 - Minimize construction waste

- Home Feature Measures
 - Exceed Title 24 by 20%
 - Energy efficient lighting
 - Energy efficient appliances
 - Provide Electric Vehicle Charging Stations in all homes
 - Provide Dual Meter water lines to each home (irrigation and potable)
 - Pre-Wire Homes for Solar Photovoltaic Systems

- Provide 200 SF of south facing roof for future solar installation
- Offer Solar Photo Voltaic system as a buyer option
- Private Recreation Clubhouse and HOA maintained Paseos
 - Solar Photovoltaic System to reduce electricity load
 - Solar pool heating system
 - Zero Backwash Pool Filtration system
 - Internal on and off street trails and paseos increase walkability

Affordability- Affordable housing is an issue in the State, the County, and particularly in the Desert Region. Large agricultural and tourist industries in the Coachella Valley create demand for lower paying jobs and affordable places to live. A condition of approval has been added to the project that will require all implementing projects to pay any affordability fees that may be required by a future affordability ordinance, or similar mechanism. No such mechanism currently exists. Limited funding has been provided to begin the creation of an affordability ordinance or similar mechanism. In the event that no such mechanism is in place at the time an implementing project is proposed, then the project will have to create an affordability program, specific to the implementing project, at that time and submit the program, with the project, to the Commission and Board for review. At the time this staff report was written the condition was still being created. The condition will be presented to the Commission prior to a decision.

Parks – The project features over 150 acres of park space. In order to ascertain compliance with the five (5) acres per thousand parks requirement, the Specific Plan (in conjunction with the Desert Recreation District, formerly the Coachella Valley Parks and Recreation Department) has clearly defined those parks that are active and those that are passive. Only *active* parks contribute to the five acres per thousand standard. The Desert Recreation District has requested that the bulk of the parks be passive as they cost less to maintain. In an effort to address the needs of the existing and proposed community the parks have been designed to accommodate temporary sports uses in the form of large turf areas. All turf will be landscaped using reclaimed water.

Landfill Site: Capped - Approximately 10 acres of the project site were previously used as a burn and soil cover type landfill operated by the County of Riverside Solid Waste Management Department. No significant landfill gas accumulation or groundwater contamination was identified for the landfill site. The closed landfill will be required to include on site remediation comprised of:

- The site is required to be open space/park uses
- An engineered landfill cover intended to prevent percolation through the site,
- Drainage must be designed to prevent percolation through the site
- Land use covenant/deed restrictions preventing residential uses on site
- Development of an implementation and enforcement plan must be approved by Department of Toxic Substances Control (DTSC).

According to the EIR, recreational uses on the site will safe and appropriately irrigated.

Tile Drains- Large portions of the southern Coachella Valley have substantially high, salty groundwater. This high groundwater can damage agricultural crops, but can also impact residential development in

the form of pool damage, landscape damage and possibly even damage to home foundations. The project site has historically featured agricultural uses and existing tile drains cross most of the project site. A 'tile' drain is usually a clay, concrete or tile pipe, about four to five inches in diameter, that is buried about four to six feet below the surface to form a barrier preventing groundwater from rising to the surface, and preventing percolating surface drainage from infiltrating the groundwater. The pipes are usually about three feet long, arranged in long linear patterns, butted together without sealing the joints and surrounded by gravel as they line up with each other. Long stretches of pipes are usually repeated about eighty to one hundred and twenty feet from each other and work together to form a barrier. The drains require very little maintenance, if any. Most tile drains in this area have been functioning without maintenance for over fifty years. Water travels into the pipes, through the gravel, and drains into drainages features like the Coachella Valley Storm Water Channel that carry the groundwater to the Salton Sea. It is important that the existing tile drains remain to protect the health safety and welfare of the future residents. Conditions of approval regulate the treatment of tile drains including requirements that they remain, they be noted in the title reports, that blanket easements be placed on all lots permitting maintenance of drains, and establishing maintenance responsibilities for tile drains.

Environmental Impact Report Summary of Significant Impacts- The Draft Environmental Impact Report was circulated September of 2009. Based on the responses, the Greenhouse Gas section of the EIR was revised and recirculated in April/May 2010. Additional mitigation was added as part of the recirculation. Below is a summary of the significant and unavoidable impacts identified in the Recirculated Draft EIR and Final EIR:

- a. Land Use the project is not consistent with the AQMP because the AQMP uses General Plan buildout assumptions, and the project would not be consistent with the County's Agricultural, Light Industrial, and Public Facility land use designations
- b. Agriculture the conversion of 582.7 acres of Prime Farmland to non-agricultural land uses represents a significant impact of the proposed project and although the project is not anticipated to conflict with these existing off-site agricultural operations, there is a potential that the project could result in changes to the surrounding environment which would encourage the conversion of off-site agricultural properties to a non-agricultural use.
- c. Circulation and Traffic (direct and cumulative short term impacts) – The project will create Mainline impacts to I-10 that cannot be mitigated below a level of significance. Additionally, many offsite impacts relating to street infrastructure improvements cannot feasibly be accomplished by the proposed project due to the cost of the improvements. The Transportation Department is in the process of establishing a Road and Bridges Benefit District for the area.
- d. Air Quality the following impacts are identified as significant and unavoidable in EIR 504:
 - o Near-term direct and cumulatively significant air quality impacts during construction due to emissions of VOC, NOx, PM10, and PM2.5 which exceed the SCAQMD thresholds of significance;
 - o Near-term direct and cumulatively significant impact during construction activities because project-related emissions of PM10 would exceed the SCAQMD Localized Significance Threshold (LST);
 - o Long-term direct impact to air quality resulting from the project's lack of consistency with the SCAQMD AQMP (note: this is referenced under land use, but also should be

referenced under Air Quality as both issues identify this impact); and,

- o Long-term direct and cumulative impact to air quality due to operational emissions of VOC, NOx, CO, PM10, and PM2.5.

FURTHER PLANNING CONSIDERATIONS:

September 15, 2010

The project was continued from the August 18, 2010 hearing because the Fourth District Planning Commissioner was not in attendance.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #6): Agriculture (AG) (10 Acre Minimum), Community Development: Public Facilities (PF) (less than 0.60 Floor to Area Ratio) and Light Industrial (LI) (0.25 to 0.60 Floor to Area Ratio)
2. Existing Zoning (Ex. #2): Heavy Agriculture- 20 Acre Minimum (A-2-20), Manufacturing- Service Commercial (M-SC)
3. Surrounding Zoning (Ex. #2): Manufacturing Service Commercial (M-SC) and Light Agriculture- 10 Acre Minimum (A-1-10) to the north, Heavy Agriculture 20 Acre Minimum (A-2-20) to the south, Watercourse, Watershed and Conservation Areas (W-1) to the east, and Manufacturing Service Commercial (M-SC) to the west.
4. Existing Land Use (Ex. #1): Vacant
5. Surrounding Land Use (Ex. #1): Scattered single family residential development to the north, Jackie Cochran Airport to the west, the Whitewater Canal to the east and Agriculture and vacant land to the south.
6. Project Data: Total Acreage: 612.1 Gross Acres

RECOMMENDATIONS:

RECOMMEND TENTATIVE CERTIFICATION of ENVIRONMENTAL IMPACT REPORT NO. 504, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA implementation procedures; and,

RECOMMEND TENTATIVE APPROVAL of GENERAL PLAN AMENDMENT NO. 846 amending the Land Use designation for the subject property from Agriculture (AG), Public Facility (PF) and Light Industrial (LI) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space- Recreation (OS-R) and Open Space- Water (OS-W), as reflected on the proposed Land Use Plan;

RECOMMEND TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 889** to amend the Circulation Element of the General Plan to 1) downgrade 58TH Avenue between Polk Street and Orange Avenue from a Major Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), and 2) eliminate the segment of 58TH Avenue from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely;

RECOMMEND TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 369**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report;

RECOMMEND TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7481**, amending the zoning classification for the subject property from Heavy Agriculture (A-2-20), and Manufacturing-Service Commercial (M-SC) to Specific Plan (SP) and to amend Ordinance No. 348 to incorporate the Specific Plan Zoning Standards; and,

APPROVAL of a **RESOLUTION RECOMMENDING ADOPTION** for General Plan Amendment No. 846, General Plan Amendment No. 889 and Specific Plan No. 369 to the Board of Supervisors.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Specific Plan Land Use Designations (SP369), and with all other elements of the Riverside County General Plan and the Specific Plan's Land Use Plan.
2. Upon adoption of the proposed specific plan zoning ordinance text by the Board of Supervisors, the proposed project will be consistent with the proposed Specific Plan zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSCHP).
6. The proposed project will have a significant affect on the environment.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings.

1. The project site is currently designated Agriculture: Agriculture (AG) (10 Acre Minimum), Community Development: Public Facilities (CD:PF) (less than .60 Floor to Area Ratio) and Community Development: Light Industrial (CD:LI) (.25 to .60 Floor to Area Ratio)– on the Eastern Coachella Valley Area Plan.

2. The Land Uses on surrounding parcels are Public Facilities to the west, Open Space Water and Light Industrial to the East, Agriculture to the south, and Medium Density Residential and Light Industrial to the north.
3. Agricultural Foundation General Plan Amendment Findings:
 - a. The proposed Agriculture General Plan Amendment would contribute to the achievement of the purposes of the General Plan based on its location within the South Valley Implementation Plan area. The region generally south of the Jackie Cochran Airport was experiencing growth before the housing market changed. On February 7, 2006 the Board of Supervisors directed staff to develop a South Valley Implementation Program (SVIP) and Community Facilities Phasing and Funding Strategy. This program was intended to comprehensively study and ensure desirable land use, transportation and community facilities needs to foster a sustainable, well-planned and livable community in this rapidly urbanizing area of the County. The proposed amendment is located within the boundaries of the SVIP. This growth, in 2001-2008 was not foreseen or accounted for in the 2003 General Plan. While the housing market conditions have changed since the SVIP was created, the plan still represents the County's vision for the area when housing demand returns. The proposed residential Community Development Specific Plan would place populations near the existing Thermal Community, the City of Coachella to the north and near critical facilities like the airport and the College of the Desert. Further, the General Plan identifies areas near the site that are set aside for light industrial and commercial, job generating uses. The proposed project is about two miles west of Tribal native lands and allottee lands of the Cabazon Band of Mission Indians. This area is designated as "Areas Subject to Indian Jurisdiction" by the Riverside County General Plan. Uses planned for the site include light industrial use which would result in job creation.
 - b. The Agricultural Foundation changes of the proposed Amendment are not detrimental to the purposes of the General Plan. The intent of the Agricultural Foundation is to protect the Agricultural industry in the County. The General Plan uses a seven (7) percent threshold before the Agricultural Commission review is required, every two and one half years seven percent of the land designated as Agriculture can convert to other foundations, all amount above the seven percent would require review and recommendation by an Agriculture Task Force. The Agriculture Commission is composed of members of the Agriculture industry. The intent is to insure that the industry members themselves help guide the future of their industry. The seven percent threshold is applied as the project is scheduled for discretionary action by the Board of Supervisors. A review by the Agricultural Task Force may be required, at the direction of the Board. However, in July of 2010, seven percent of all Agriculture designated land in Eastern Coachella Valley and Western Coachella Valley Area Plans amounted to 7,894.5 acres. Only 502.7 acres have been converted so far in this 2 ½ year cycle. Therefore, a review of the proposed Amendment is not required by the General Plan, however, the Board always has discretion.
4. Community Development Foundation General Plan Amendment Findings:

- a. The proposed Community Development Foundation General Plan Amendment does not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.
- b. The proposed Community Development Foundation General Plan Amendment contributes to the achievement of the purposes of the General Plan and is not be detrimental to them.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. The South Valley Implementation Plan (SVIP) effort illustrates how this area is changing in ways that were not anticipated in the 2003 General Plan. While the housing slowdown and the economic conditions in 2010 have slowed the growth pressures in the area, the SVIP continues to represent to intention of the County vision for the area. This proposed Amendment is consistent with County efforts to update the uses in this area

5. The proposed zoning for the subject site is Specific Plan (SP Zone).

6. The proposed project is consistent with the development standards set forth in the proposed Specific Plan Zoning Ordinance.

7. The project site is surrounded by properties which are zoned Manufacturing Service Commercial (M-SC) and Light Agriculture- 10 Acre Minimum (A-1-10) to the north, Heavy Agriculture 20 Acre Minimum (A-2-20) to the south, Watercourse, Watershed and Conservation Areas (W-1) to the east, and Manufacturing Service Commercial (M-SC) to the west.

8. Pursuant to CEQA Guidelines 15162, the Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. Most potentially significant effects have been adequately analyzed in the Environmental Impact Report (504) pursuant to applicable legal standards; and have been avoided or mitigated, including mitigation measures that are imposed upon the proposed project. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures as identified in the Recirculated Draft EIR and Final EIR:

- a. Land Use the project is not consistent with the AQMP because the AQMP uses General Plan buildout assumptions, and the project would not be consistent with the County's Agricultural, Light Industrial, and Public Facility land use designations
- b. Agriculture the conversion of 582.7 acres of Prime Farmland to non-agricultural land uses represents a significant impact of the proposed project and although the project is not anticipated to conflict with these existing off-site agricultural operations, there is a potential that the project could result in changes to the surrounding environment which would encourage the conversion of off-site agricultural properties to a non-agricultural use.
- c. Circulation and Traffic (direct and cumulative short term impacts) – The project will create Mainline impacts to I-10 that cannot be mitigated below a level of significance. Additionally, many offsite impacts relating to street infrastructure improvements cannot feasibly be accomplished by the proposed project due to the cost of the improvements. The Transportation Department is in the process of establishing a Road and Bridges Benefit District for the area.

- d. Air Quality the following impacts are identified as significant and unavoidable in EIR 504:
- o Near-term direct and cumulatively significant air quality impacts during construction due to emissions of VOC, NOx, PM10, and PM2.5 which exceed the SCAQMD thresholds of significance;
 - o Near-term direct and cumulatively significant impact during construction activities because project-related emissions of PM10 would exceed the SCAQMD Localized Significance Threshold (LST);
 - o Long-term direct impact to air quality resulting from the project's lack of consistency with the SCAQMD AQMP (note: this is referenced under land use, but also should be referenced under Air Quality as both issues identify this impact); and,
 - o Long-term direct and cumulative impact to air quality due to operational emissions of VOC, NOx, CO, PM10, and PM2.5.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. The Stephens Kangaroo Rat Fee Area;
 - c. A High Fire Area;
 - d. A Dam Inundation Area,
 - e. A Fringe Toed Lizard Fee Area or Sand Source Preserve; or,
 - f. An area drainage plan area.
3. The project site is located within:
 - a. County service area Thermal 125;
 - b. The Thermal and Jackie Cochran Airport Redevelopment Area;
 - c. The boundaries of the Coachella Valley Unified;
 - d. The Whitewater Watershed;
 - e. An area of high (high B) paleontological sensitivity;
 - f. An area susceptible to subsidence; and,
 - g. An area of high liquefaction potential.
4. The subject site is currently designated as Assessor Parcel Number's: 757-200- (001, 002, 003), 757-210- (003, 004, 005, 015, 017, 018, 020, 021, 022, 023, 024, 025, 026, 027).

2 **RESOLUTION**

3 **RECOMMENDING ADOPTION OF**

4 **GENERAL PLAN AMENDMENT NO. 846,**

5 **GENERAL PLAN AMENDMENT NO. 889 and SPECIFIC PLAN NO. 369**

6
7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a
8 public hearing was held before the Riverside County Planning Commission in Riverside, California on
9 August 18, 2010, to consider the above-referenced matter; and,

10 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
11 County Rules to Implement the Act have been met and the environmental document prepared or relied on
12 is sufficiently detailed so that all the potentially significant effects of the project on the environment and
13 measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with
14 the above-referenced Act and Rules; and,

15
16 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
17 public and affected government agencies; now, therefore,

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
19 Commission of the County of Riverside, in regular session assembled on August 18, 2010, that it has
20 reviewed and considered the environmental document prepared or relied on and recommends the
21 following based on the staff report and the findings and conclusions stated therein:

22
23 **ADOPTION/CERTIFICATION** of the environmental document, Environmental Impact Report
24 No. 504 (State Clearinghouse No. 2007091030);

25 **ADOPTION** of Specific Plan No. 369;

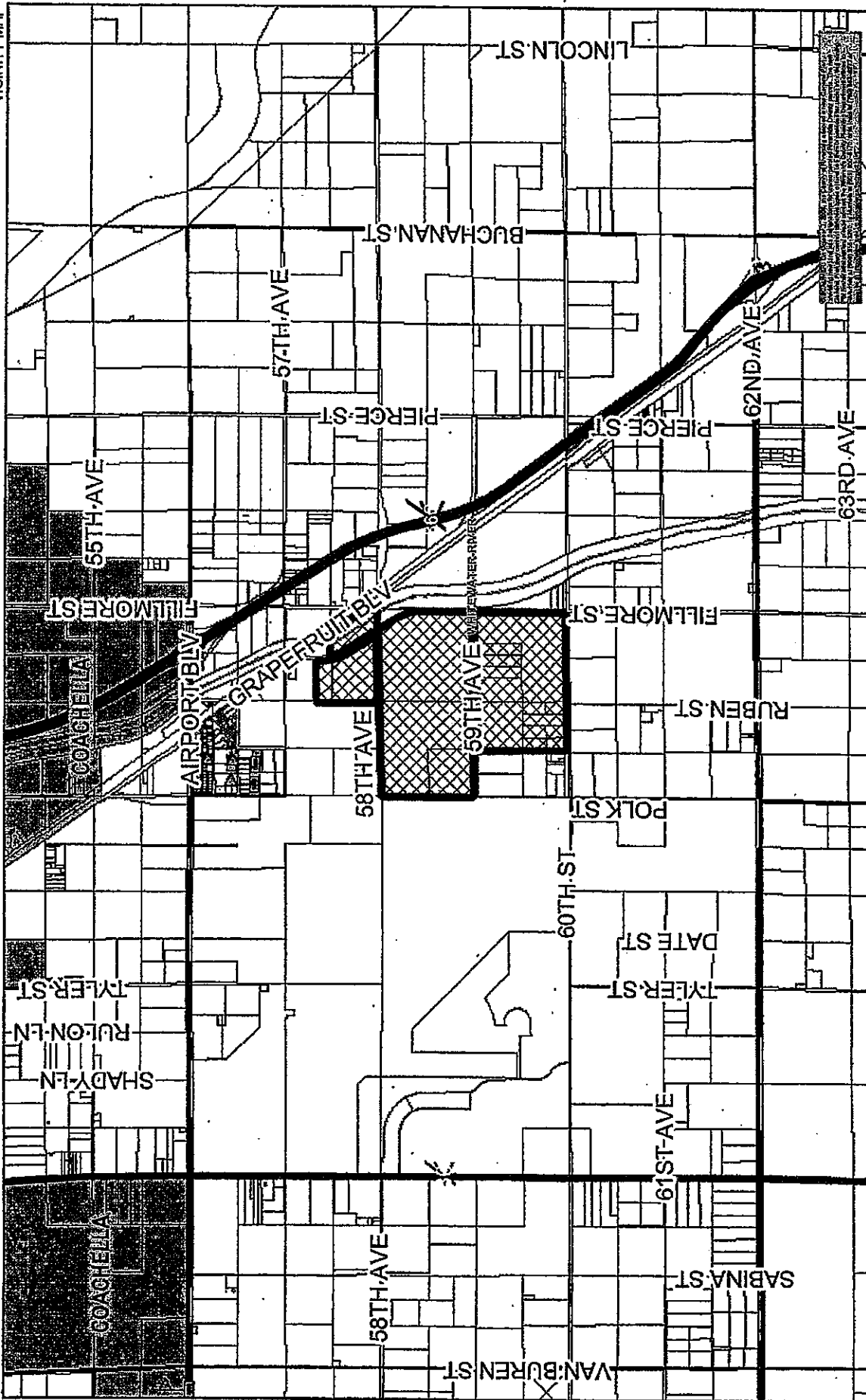
26 **ADOPTION** of General Plan Amendment No. 846; and,

27 **ADOPTION** of General Plan Amendment No. 889
28

CZ07481 GPAU0846 SP00369
VICINITY MAP

Supervisor Wilson
District 4
DATED DRAWN: 10/30/07

Planner: Matt Straite
Date: 10/31/07
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 27



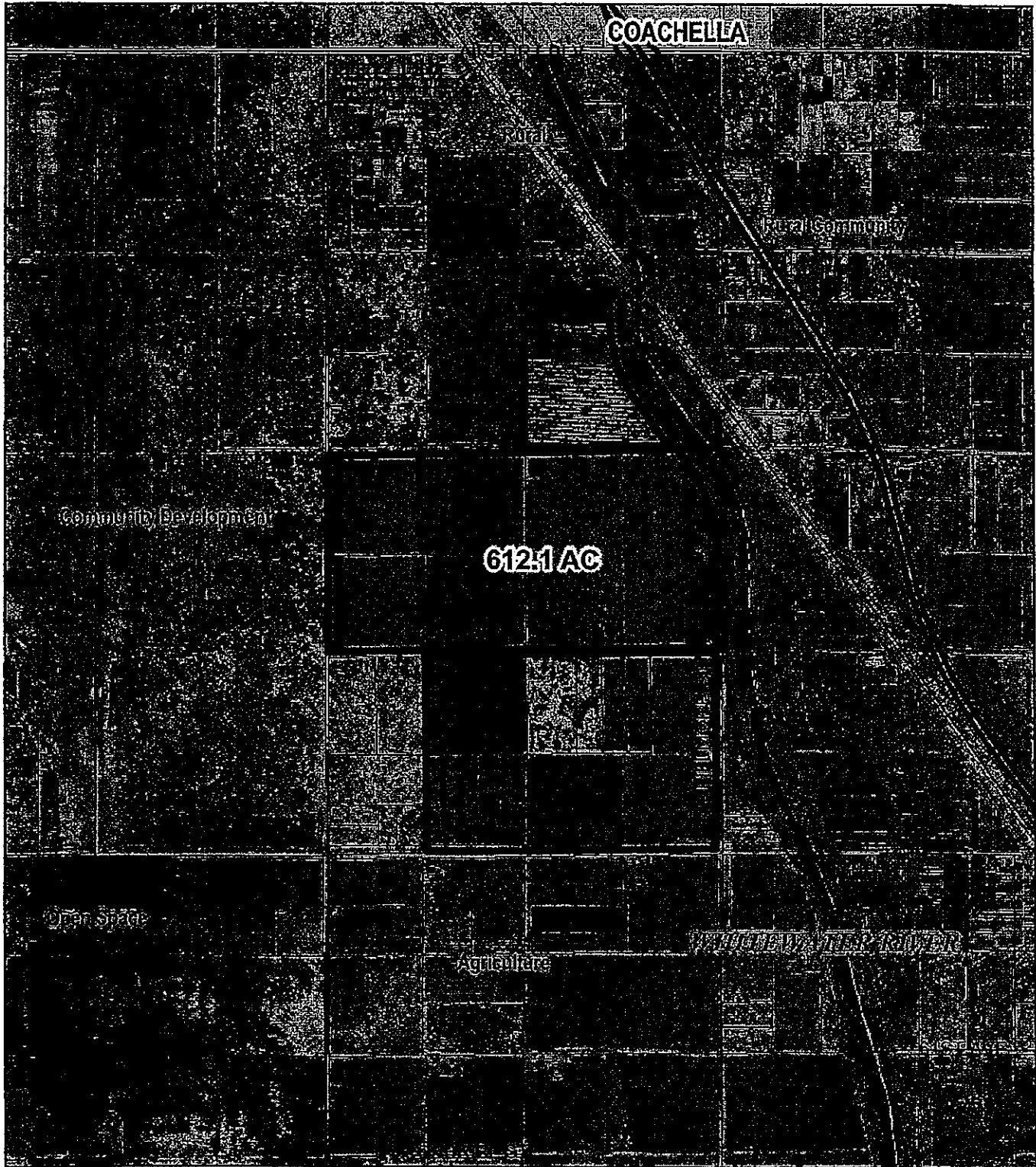
ASSESSORS
BK. PG. 757-20 & 21
THOMAS
BROS.PG 5531 G6



Supervisor Wilson
District 4
DATE DRAWN 10/30/07

CZ07481 GPA00846 SP00369
DEVELOPMENT OPPORTUNITY

Planner: Matt Straite
Date: 10/31/07
Exhibits Overview



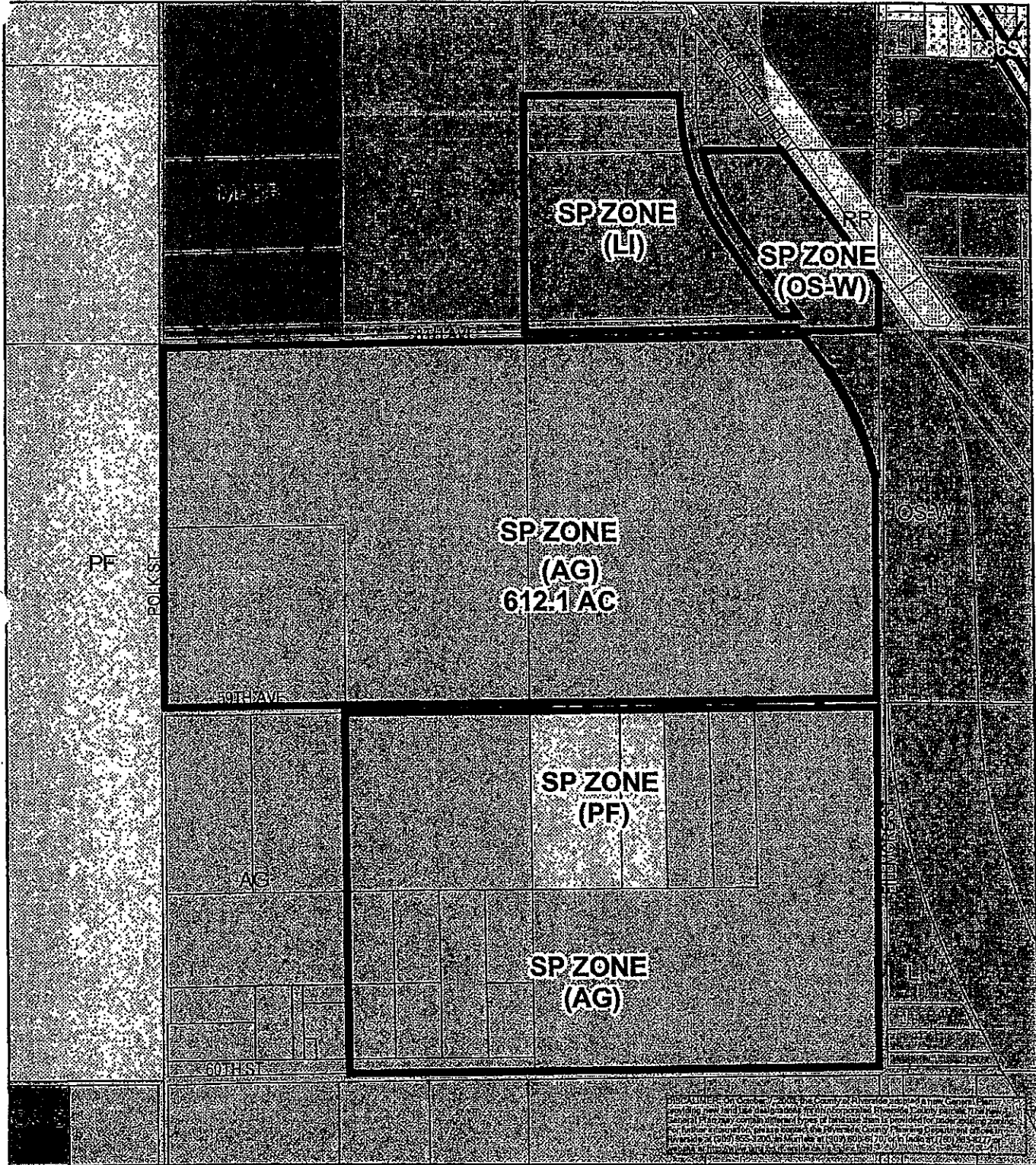
RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: **Lower Coachella Valley**
Township/Range: **T6SR8E**
SECTION: **27**



ASSESSORS
BK. PG. **757-20&21**
THOMAS
BROS.PG **5531 G6**

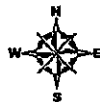




PLANNING: On October 7, 2008, the County of Riverside adopted a new General Plan and the Planning Department is responsible for implementing the General Plan. This map is a preliminary map and is not intended to be used for any other purpose. For further information, please contact the Riverside County Planning Department, Office of Planning, 555-3200, or Riverside County Planning Department, 1601 65th Street, Riverside, CA 92504. (609) 853-2177.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T6SR8E
Section : 27



ASSESSORS
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THOMAS
BROS. PG 5531 G6

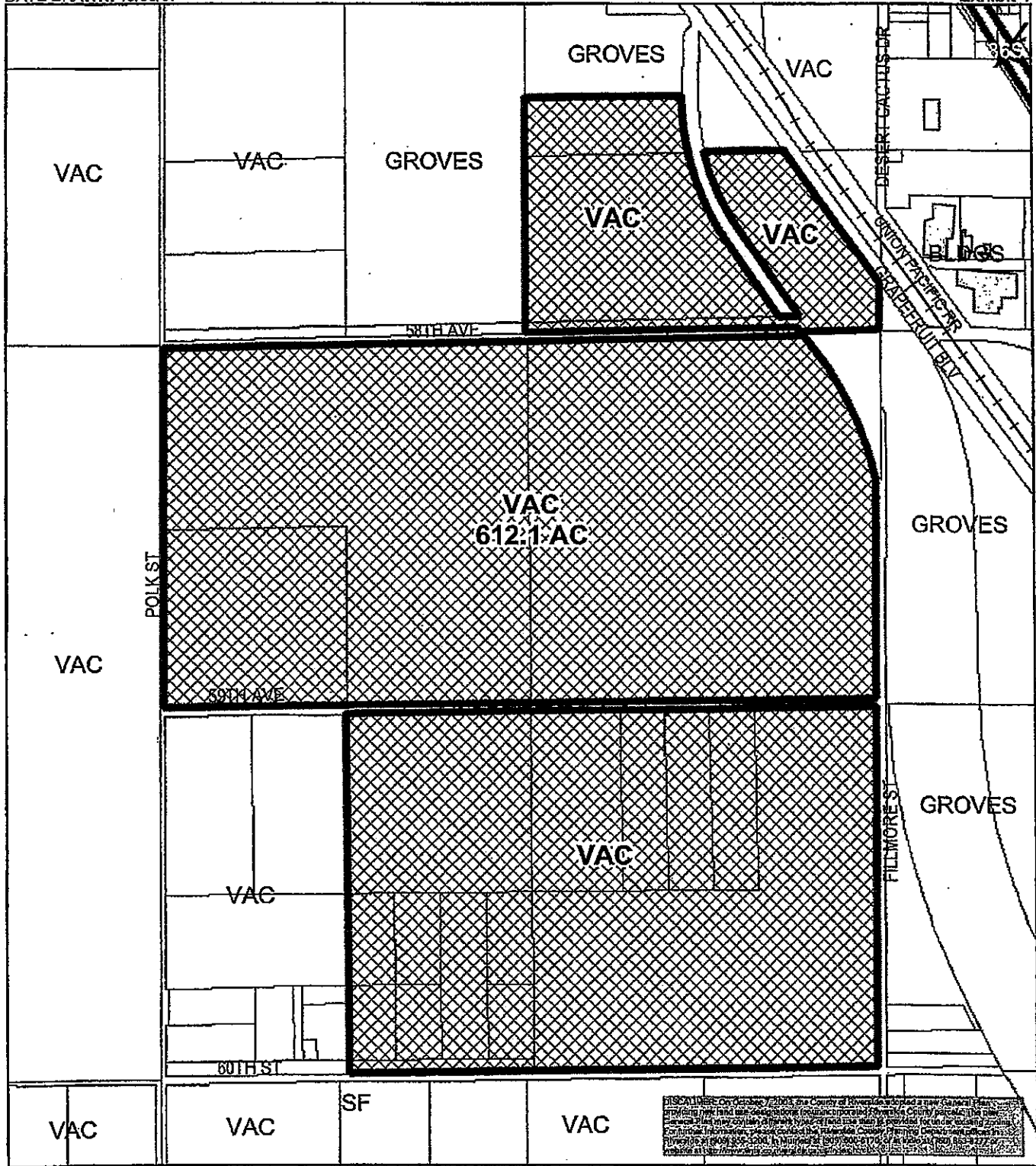


Supervisor Wilson
District 4
DATE DRAWN: 10/30/07

CZ07481 GPA00846 SP00369

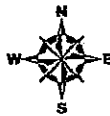
Land Use

Planner: Matt Straite
Date: 10/31/07
Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Lower Coachella Valley**
Township/Range: T6SR8E
Section : 27



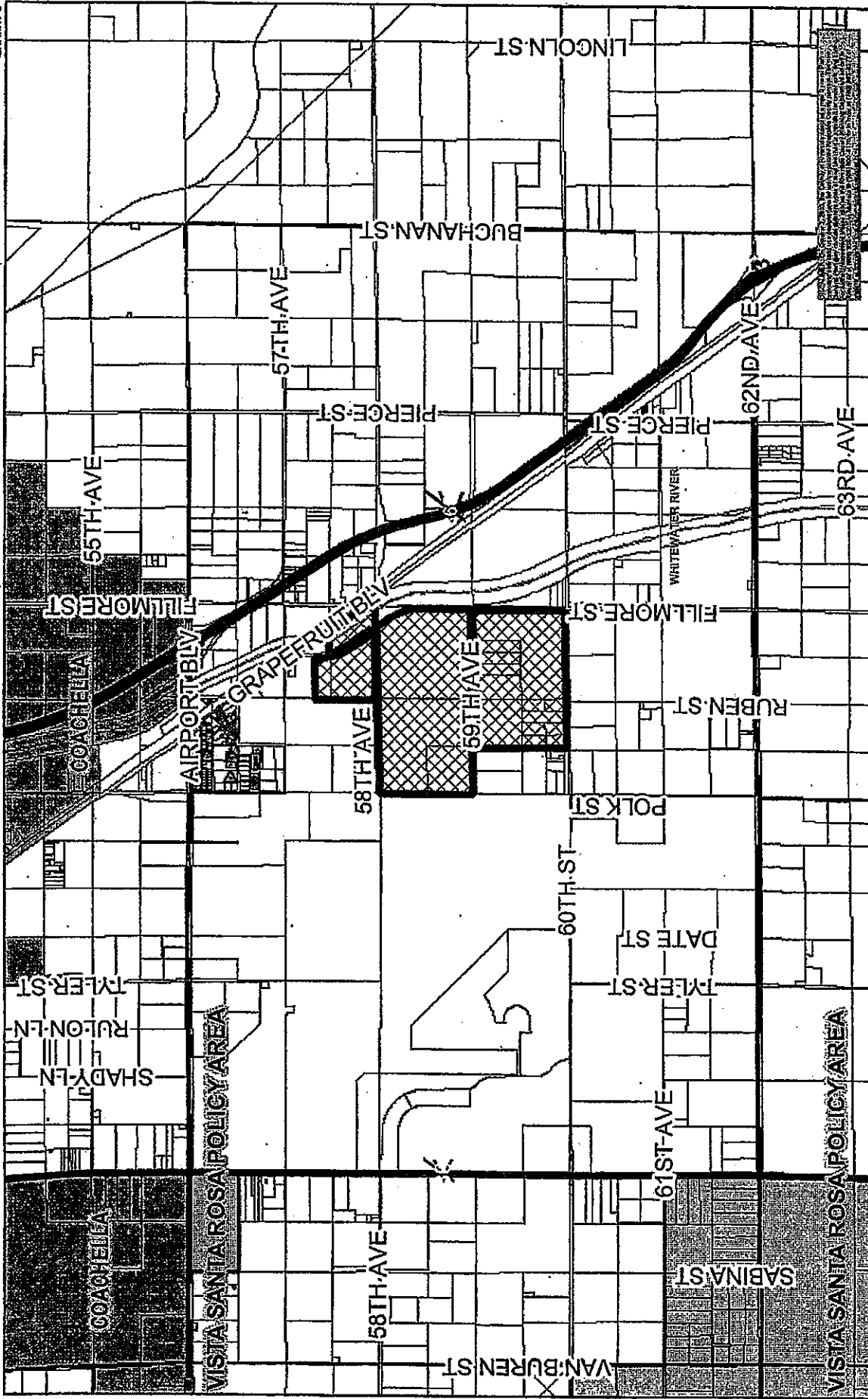
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CZ07481 GPA00846 SP00369
POLICY AREAS

Supervisor Wilson
 District 4
 DATE DRAWN: 10/30/07

Planner: Matt Straite
 Date: 10/31/07
 Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Lower Coachella Valley
 Township/Range: T6SR8E
 Section: 27



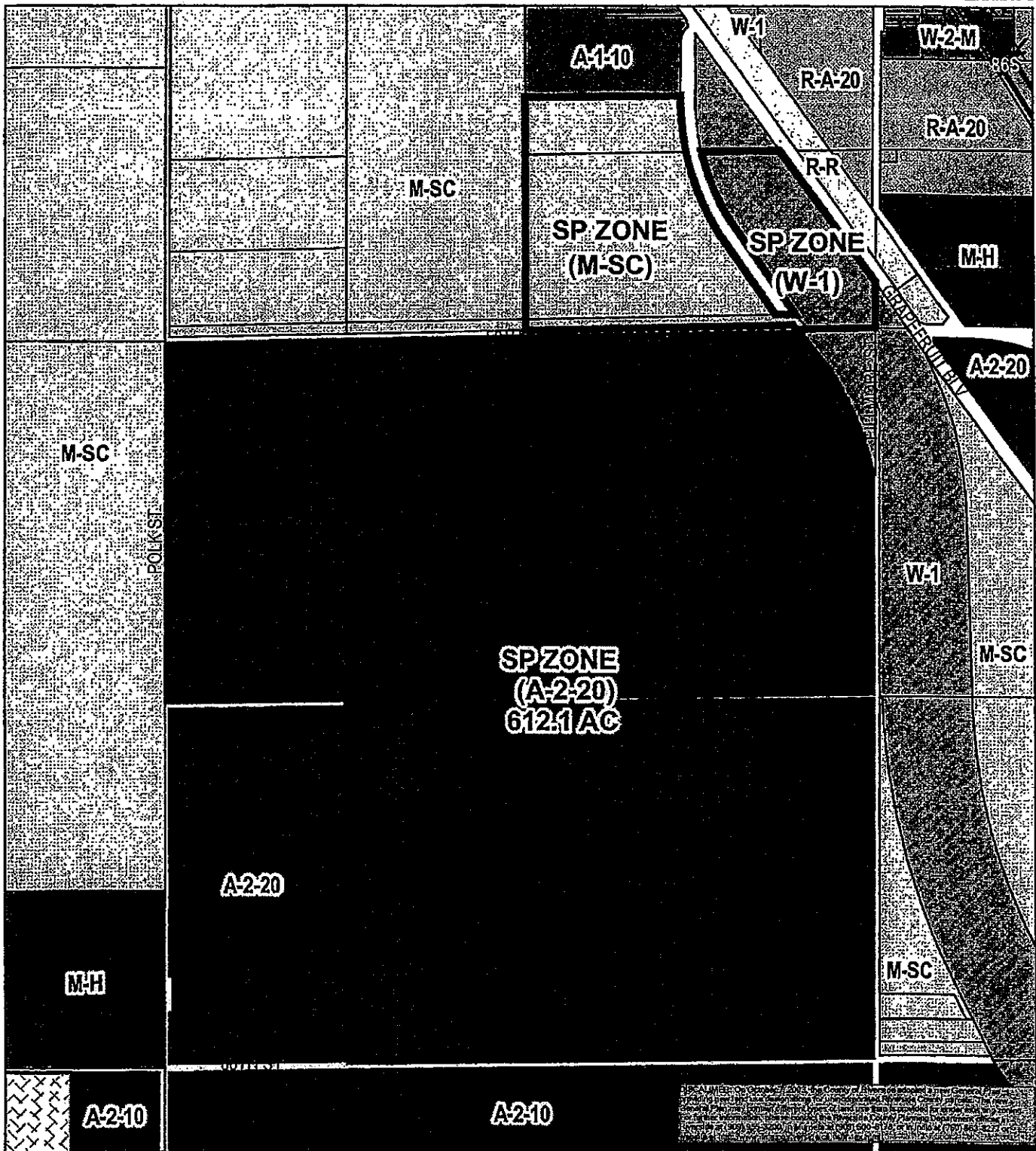
ASSESSORS BK. PG. 757-20 & 21
 THOMAS BROS. PG. 5531 G6

Supervisor Wilson
District 4
DATE DRAWN: 10/30/07

CZ07481 GPA00846 SP00369

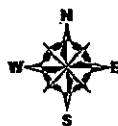
Planner: Matt Straite
Date: 10/31/07
Exhibit 3

PROPOSED ZONING



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 27

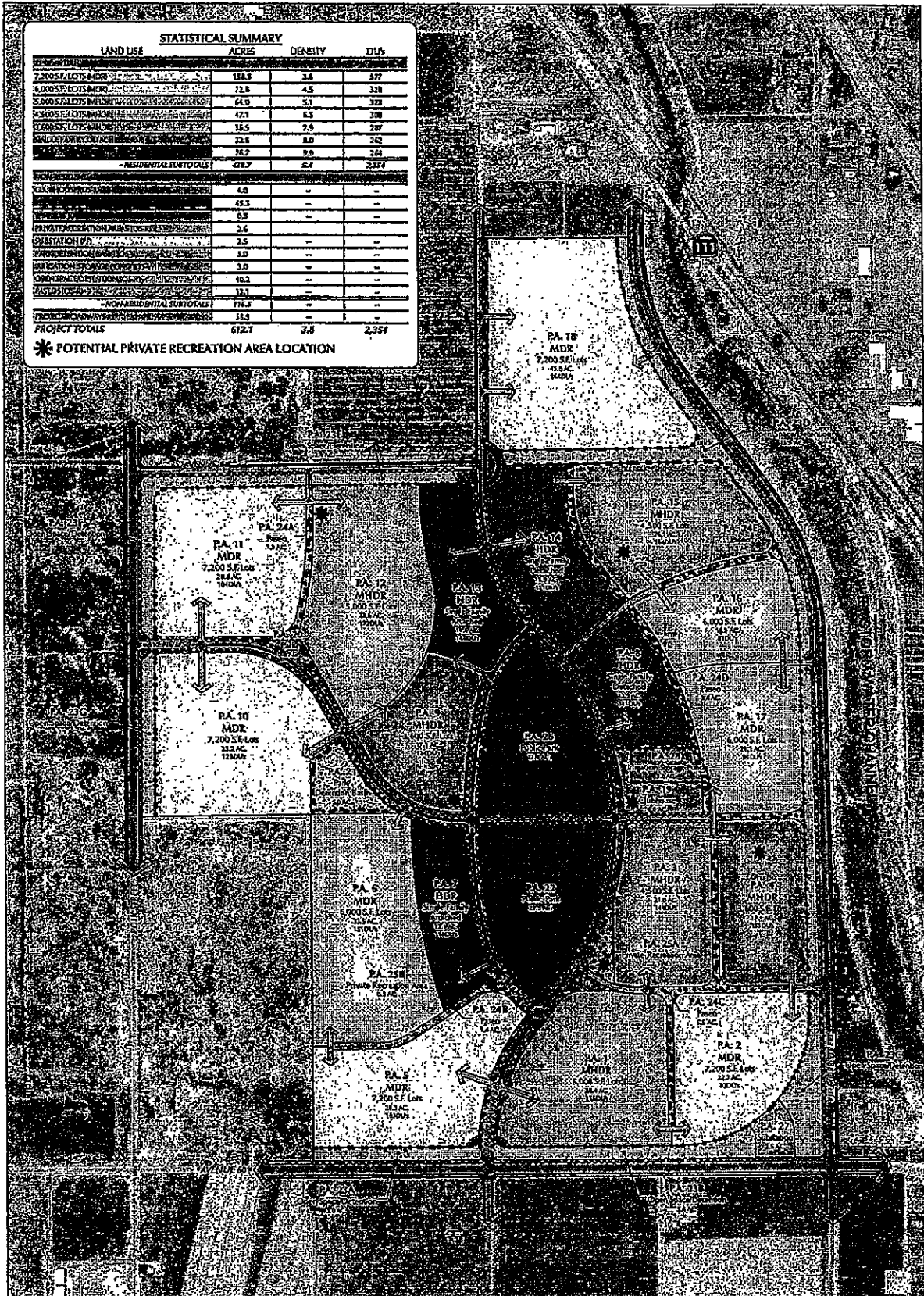


Assessors
Bk. Pg. 757-20 & 21
Thomas
Bros. Pg. 5531 G6



LAND USE	STATISTICAL SUMMARY	ACRES	DENSITY	DU'S
7,200 S.F. LOTS MDR		184.3	3.8	577
4,000 S.F. LOTS MDR		72.8	4.5	318
3,000 S.F. LOTS MDR		64.0	5.1	312
2,000 S.F. LOTS MDR		12.1	6.5	78
1,000 S.F. LOTS MDR		38.5	7.9	287
500 S.F. LOTS MDR		22.8	8.0	182
250 S.F. LOTS MDR		15.2	9.8	149
RESIDENTIAL SUBTOTALS				
		408.7	5.4	2,354
COMMERCIAL		4.0	--	--
INDUSTRIAL		45.3	--	--
OFFICE		0.8	--	--
PRIVATE OCCUPATION MDR		2.6	--	--
SUBSTATION (V)		2.5	--	--
SUBSTATION (H)		3.0	--	--
UTILITIES		3.0	--	--
OWNERS/OPERATORS HOME		40.2	--	--
WATER TREATMENT PLANT		32.1	--	--
NON-RESIDENTIAL SUBTOTALS				
		114.5	--	--
		31.5	--	--
PROJECT TOTALS				
		612.7	3.8	2,354

* POTENTIAL PRIVATE RECREATION AREA LOCATION



Source: Eagle Aerial (2004)

FIGURE II-1

T&B PLANNING
 17113 East 136th Street, Suite 100, Tukwila, WA 98168
 (206) 835-1800 FAX (206) 835-1801
 www.tandbplanning.com

Scale: 1" = 320'

CONCEPTUAL SPECIFIC PLAN LAND USE PLAN