

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

509



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 25, 2013

SUBJECT: RESOLUTION 2013-155 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – FIRST CYCLE OF GENERAL PLAN AMENDMENTS FOR 2013 (GPA Nos. 895, 1052 and 1065).

RECOMMENDED MOTION:

ADOPTION of **RESOLUTION NO. 2013-155** amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment Nos. 895, 1052, and 1065.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:th

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

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

C.E.O. RECOMMENDATION:

APPROVE

BY: *Tina Grande*

Tina Grande

County Executive Office Signature

FORM APPROVED COUNTY COUNSEL
BY: *Michelle Clack*
MICHELLE CLACK
DATE: 7/25/13

Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref. 16.1 on 1/24/12,
16.3 on 11/20/12, 16-1 on 6/4/13

District: First/First
Fifth/Fifth

Agenda Number:

3-92

The Honorable Board of Supervisors

RE: RESOLUTION NO. 2013-155 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN-
FIRST CYCLE OF GENERAL PLAN AMENDMENTS FOR 2013 (GPA No. 895, 1052 and
1065).

Page 2 of 2

BACKGROUND: The General Plan Amendments comprising the first cycle of 2013 were considered by the Board of Supervisors in public hearings on June 4, 2013 (GPA No. 895, agenda item, 16-1), November 20, 2012 (GPA No. 1052, agenda item 16.3) and January 24, 2012 (GPA No. 1065, agenda item 16.1).

INDIVIDUAL AMENDMENTS

General Plan Amendment No. 895 (GPA00895) (Land Use) in the First Supervisorial District proposes to amend the General Plan Foundation Component of the subject site from Rural Community (RC) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Very Low Density Residential (RC:VLDR) (1 Acre Minimum Lot Size) to Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) on the southernmost 1.98 acres of the overall approximately 6.40 acre project site.

General Plan Amendment No. 1052 (GPA01052) (Land Use) in the Fifth Supervisorial District proposes to amend the General Plan Foundation Component of the subject site from Rural Community (RC) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Very Low Density Residential (RC:VLDR) (1 Acre Minimum Lot Size) to Commercial Retail (CD:CR) (0.20-0.35 FAR) on approximately 18.44 acres.

General Plan Amendment No. 1065 (GPA01065) (Land Use) in the First Supervisorial District proposes a Technical General Plan Amendment proposing to amend the General Plan Foundation Component of the subject site from Open Space (OS) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Mineral Resources (OS:MR) to Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) on approximately 15.25 acres.

**RESOLUTION NO. 2013-155
AMENDING THE RIVERSIDE COUNTY
GENERAL PLAN
(First Cycle General Plan Amendments for 2013)**

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 Lake Matthews/Woodcrest Area Plan, the Pass Area Plan, and the Temescal Canyon 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 August 20, 2013 that:

A. General Plan Amendment No. 1052 (GPA No. 1052) is a proposal to amend the Land Use Element by amending the Foundation Component and Land Use Designation in the Pass Area Plan from Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum Lot Size) to Community Development: Commercial Retail (CD:CR) (0.20-0.35) on an approximately 18.44 acre site located northerly of Brookside Avenue, easterly of Nancy Avenue, southerly of Cherry Valley Boulevard and westerly of Mountain View Avenue in the Cherry Valley Zoning District of the Fifth Supervisorial District, as shown on the exhibit entitled "GPA01052/CZ07718/CUP03629 Proposed General Plan, Exhibit 6" a copy of which is attached hereto and incorporated herein by reference. General Plan Amendment No. 1052 is associated with Change of Zone No. 7718, Conditional Use Permit No. 3629 and Environmental Assessment No. 42206, which were considered concurrently with this amendment at the

BY:  MICHAEL CLACK
DATE: 7/29/13

- 1 10. New conditions or circumstances disclosed during the review process justify modifying the
2 General Plan, the modifications proposed by GPA No. 1052 do not conflict with the
3 overall Riverside County Vision , and would not create an internal inconsistency among
4 the elements of the General Plan. Specifically, Beaumont Unified School District
5 constructed new facilities adjacent to the project site, south of Brookside Avenue, which
6 provides a more urbanized direction of the immediate surroundings. Furthermore, the City
7 of Beaumont has authorized construction of several hundred residential units to the south
8 of Brookside Avenue. The addition of commercial retail will provide highly valuable
9 services locally to the many new residents. Additionally, the Land Use Element of the
10 General Plan identifies that development should be clustered around community centers
11 and that leapfrog development shall be discouraged. The proposed GPA No. 1052 is
12 clustered around residential neighborhoods which have limited commercial uses. These
13 developments constitute new conditions or circumstances that warrant a change in the
14 general plan foundation which do not conflict with the overall Riverside County Vision
15 and do not create internal inconsistencies among the elements of the General Plan.
- 16 11. Land Use Policy (LUP) 10.1 provides that the General Plan shall “provide sufficient
17 commercial and industrial development opportunities in order to increase local
18 employment levels and thereby minimize long-distance commuting.” Currently, the
19 project’s area has few commercial developments within the vicinity. The addition of
20 commercial uses will provide highly valuable services locally to the many existing and
21 new residents. Amending the land use designation from a residential use to Commercial
22 Retail will achieve the intent of the LUP 10.1, and therefore, the Riverside County Vision.
- 23 12. According to LUP 10.4, the General Plan shall “provide options to the automobile in
24 communities, such as transit, bicycle and pedestrian trails, to help improve air quality.”
25 The project site is located within walking distance from a public golf course community
26 and a new specific plan located within the City of Beaumont, as well as, educational uses
27 with the construction of a new intermediate school. Residents from the surrounding
3 community will be able to walk and bike to the proposed commercial center which will

1 on, or be impacted by Biological Resources, Cultural Resources, Geology/Soils,
2 Greenhouse Gas Emissions, Hydrology/Water Quality and Noise. However, it was
3 determined that these impacts were less than significant or would be mitigated to a level of
4 non-significance through the application of adopted County Ordinances and through the
5 measures indicated in the initial study. The initial study concluded that the project, as
6 mitigated, would not have a significant effect on the environment.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
8 Negative Declaration for Environmental Assessment No. 42206, attached hereto and incorporated herein
9 by reference, and **ADOPTS** General Plan Amendment No. 1052 from Rural Community: Very Low
10 Density Land Use Designation (RC:VLDR) to Community Development: Commercial Retail (CD:CR)
11 (0.20 – 0.35 Floor Area Ratio)) as described herein and shown on the exhibit entitled
12 “GPA01052/CZ07718/CUP03629 Proposed General Plan, Exhibit 6.”

13 **B. General Plan Amendment No. 1065 (GPA No. 1065)** is a proposal to amend the Land Use
14 Element by amending the Foundation Component and Land Use Designation in the Temescal Canyon
15 Area Plan from Open Space: Mineral Resources (OS:MR) to Community Development: Light Industrial
16 (CD:LI) (0.25-0.60) on an approximately 15.25 acre site located northerly of Dawson Canyon Road and
17 easterly of Temescal Canyon Road, in the Glen Ivy Zoning Area of the First Supervisorial District, as
18 shown on the exhibit entitled “GPA01065/PP24226 Proposed General Plan, Exhibit 6” a copy of which is
19 attached hereto and incorporated herein by reference. General Plan Amendment No. 1065 is associated
20 with Plot Plan No. 24226 and Environmental Assessment No. 42199, which were considered concurrently
21 with this amendment at the public hearings before the Planning Commission and the Board of
22 Supervisors. The Planning Commission recommended approval of GPA No. 1065 on December 7, 2011
23 and the Board of Supervisors tentatively adopted GPA No. 1065 on January 24, 2012.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
25 on this matter, both written and oral, including Environmental Assessment No. 42199, that:

- 26 1. The project site is located in the Temescal Canyon Area Plan.
- 27 2. The Temescal Canyon Land Use Map determines the extent, intensity and location of land
uses within the Temescal Canyon Area.

1 Mineral Resources subsequent to the approval of SMP No. 183. The parcel size of the
2 subject site, however, is only 15.25 gross acres. Therefore, it is not large enough to
3 facilitate a large scale mineral resource extraction operation and the land use designation is
4 considered in error as it cannot be developed for mineral resources.

5 12. For the reasons set forth above, GPA No. 1065 is appropriate because the land use
6 designation was based on inaccurate or misleading information and should, therefore, be
7 changed to properly reflect the policy intent of the General Plan.

8 13. The findings of the initial study performed pursuant to Environmental Assessment No.
9 42199, a copy which is attached hereto, are incorporated herein by reference. The
10 Environmental Assessment determined that the proposed general plan amendment and
11 associated plot plan (the "project") could have impacts on, or be impacted by, Cultural
12 Resources and Hazards and Hazardous Materials. However, it was determined that these
13 impacts were less than significant or would be mitigated to a level of non-significance
14 through the application of adopted County Ordinances, and through the measures indicated
15 in the initial study. The initial study concluded that the project, as mitigated, would not
16 have a significant effect on the environment.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
18 Negative Declaration for Environmental Assessment No. 42199, attached hereto and incorporated herein
19 by reference, and **ADOPTS** General Plan Amendment No. 1065 (GPA01065) from Open Space: Mineral
20 Resources (OS:MR) to Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio)
21 as described herein, and as shown on the exhibit entitled "GPA01065/PP24226 Proposed General Plan,
22 Exhibit 6"

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

- 1 4. General Plan Amendment No. 895 proposes to change the Lake Matthews/Woodcrest Area
2 Plan land use designation on approximately 1.98 acres of the overall 6.40 acre project site,
3 as shown on "CZ07755/GPA00895/CUP03663 Proposed General Plan, Exhibit 6" from
4 Very Low Density Residential (VLDR) within the Rural Community Foundation
5 Component to Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) in the
6 Community Development Foundation Component.
- 7 5. Surrounding land use designations include: Commercial Retail to the north and Very Low
8 Density Residential to the south, east and west of the site.
- 9 6. The project site's current zoning is Residential Agricultural (R-A).
- 10 7. The site is surrounded by properties zoned Scenic Highway Commercial to the north, east
11 and west of the subject site, General Commercial to the west of the subject site and
12 Residential Agricultural (R-A) to the south, east and west of the subject site.
- 13 8. Surrounding land uses include commercial uses, single family residences and vacant land
14 to the north and west of the subject site, single family residences and vacant land to the
15 east of the subject site and single family residences to the south of the subject site.
- 16 9. GPA No. 895 qualifies as a Foundation Amendment according to the Administrative
17 Element of the General Plan. This General Plan Amendment is part of the regular five-year
18 comprehensive review.
- 19 10. New conditions or circumstances disclosed during the review process justify modifying the
20 General Plan, the modifications proposed by GPA No. 895 do not conflict with the overall
21 Riverside County Vision and would not create an internal inconsistency among the
22 elements of the General Plan. Specifically, new commercial development is increasing
23 around the project's site and the resulting development pattern involves parcels varying in
24 size to accommodate such commercial development. The proposed project is consistent
25 with this new development pattern as it requires a large commercial lot area to adequately
26 situate the use and to comply with the County's development standards related to parking,
27 circulation, ingress and egress, setbacks and landscaping. Also, the additional commercial
28 retail will provide highly valuable services locally to the area's residents. These

1 project's frontage that will improve the traffic safety on Van Buren Boulevard and
2 Washington Street.

- 3 b. LU 6.1: "Require land uses to develop in accordance with the General Plan and
4 area plans to ensure compatibility and minimize impacts". The proposed
5 commercial center is compatible with its surrounding uses. The proposed project
6 site is located along a commercial corridor that is developed with commercial-
7 retail businesses. Therefore, approval of GPA No. 895 will not significantly impact
8 the surrounding uses.
- 9 c. LU 6.5: "Require buffering to the extent possible between urban uses and adjacent
10 rural/equestrian orientated land uses". The project will provide adequate buffering
11 to existing adjacent residential uses by requiring landscaping and sound attenuation
12 buffers located in areas that could potentially impact them.
- 13 d. LU 7.1: "Accommodate the development of a balance land uses that maintain and
14 enhance the County's fiscal viability, economic diversity, and environmental
15 integrity." The proposed project will be providing a much needed economic boost
16 to the area by providing employment opportunities through commercial
17 development, without significantly compromising the existing surrounding
18 residential neighborhood configuration.
- 19 e. LU 7.2: "Promote and market the development of a variety of stable employment
20 and business uses that provide a diversity of employment opportunities". The
21 proposed 52,672 square foot commercial center will provide a variety of
22 commercial-retail employment opportunities with the development of a Rite Aid
23 pharmacy and multi-tenant commercial suites. The proposed GPA No. 895 is
24 consistent with the General Plan as the proposed project would increase
25 commercial/retail employment opportunities, increasing the jobs-to-workers ratio
26 in this part of the County.
- 27 f. LMWAP 11.1: "Improve traffic safety on Van Buren Boulevard by restricting
28 future direct access and intersections or by requiring frontage roads". The project

1 measures indicated in the initial study. The initial study concluded that the project, as
2 mitigated, would not have a significant effect on the environment.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
4 Negative Declaration for Environmental Assessment No. 41688, attached hereto and incorporated herein
5 by reference, and **ADOPTS** General Plan Amendment No. 895 from Rural Community: Very Low
6 Density Land Use Designation (RC:VLDR) to Community Development: Commercial Retail (CD:CR)
7 (0.20 – 0.35 Floor Area Ratio) as described herein and shown on the exhibit entitled
8 “CZ07755/GPA00895/CUP03663 Proposed General Plan, Exhibit 6.”

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

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