

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

3128



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 17, 2013

SUBJECT: RESOLUTION 2013-224 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN –
SECOND CYCLE OF GENERAL PLAN AMENDMENTS FOR 2013 (GPA Nos. 778 and 951). DISTRICT
2/DISTRICT 2 AND DISTRICT 3/DISTRICT 3. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT RESOLUTION NO. 2013-224 amending the Riverside County General Plan in accordance with
the Board's actions taken on General Plan Amendment Nos. 778 and 951.

BACKGROUND:

Summary

The General Plan Amendments comprising the second cycle of 2013 were considered by the Board of
Supervisors in public hearings on March 12, 2013 (GPA No. 778, agenda item, 16-1), December 11,
2012 (GPA No. 951, agenda item, 16.1) and December 18, 2012 (GPA No. 951, agenda item, 16.1).

Initials:
CSL:lr

Frank Coyle, for
Carolyn Syms Luna
Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: APPROVE

BY Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 10/16/13

Departmental Concurrence

☐ Positions Added
☐ Change Order

☐ A-30
☐ 4/5 Vote

Prev. Agn. Ref.: 16-1 on 3-12-13, 16-1 on
12-11-12, 16-1 on 12-18-12

District: Second/
Second, Third/Third

Agenda Number:

3-43

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: RESOLUTION 2013-224 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – SECOND
CYCLE OF GENERAL PLAN AMENDMENTS FOR 2013 (GPA Nos. 778 and 951).**

DATE: October 17, 2013

PAGE: Page 2 of 2

BACKGROUND:

Summary (continued)

INDIVIDUAL AMENDMENTS

General Plan Amendment No. 778 (GPA00778) (Land Use) in the Second Supervisorial District proposes to amend the General Plan Foundation Component of the subject site from Community Development (CD) and Agriculture (AG) to Community Development (CD) and Open Space (OS) and to amend the Land Use designation from Estate Density Residential (CD:EDR) and Agriculture (AG:AG) to Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C) for an approximately 18 acre project site (a portion of the subject site contains the Rural: Rural Mountainous General Plan designation; however, no amendment is being proposed to this portion).

General Plan Amendment No. 951 (GPA00951) (Land Use) in the Third Supervisorial District proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) to Community Development: Specific Plan (CD:SP) with Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum Lot Size), Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size), Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre), Commercial Retail (CD:CR) (0.20-0.35 FAR), Commercial Office (CD:CO) (0.35-1.0 FAR), Mixed Use (CD:MU) and Open Space: Conservation (OS:C) on approximately 201.1 acres.

Impact on Citizens and Businesses

The Projects have no direct impact on citizens or businesses, as that these are private projects that benefit the land owners and investors involved in the projects.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. **Resolution 2013-224**
- B. **Exhibit "GPA00778/CZ07270/TR33248 Recommended General Plan, Exhibit 6"**
- C. **Exhibit "GPA00778 CZ07270 TR33248 Proposed Zoning Exhibit 3"**
- D. **Exhibit "GPA00778CZ07270TR33248 exhibit 7"**
- E. **Exhibit "GPA00951 CZ07723 SP00380 EXHIBIT 6"**
- F. **Exhibit "EXHBIT 2-1 SPECIFIC PLAN LAND USE PLAN"**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: October 17, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: RESOLUTION 2013-224 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN -
SECOND CYCLE OF GENERAL PLAN AMENDMENTS FOR 2013 (GPA Nos. 778 and 951)
(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 type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input checked="" type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input 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:

****SELECT Advertisement****

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

Notice of Determination and Mit Neg Dec Forms
California Department of Fish & Wildlife Receipt (CFG03846,05127)

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 • 77588 El Duna Court, Suite H •
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:
October 17, 2013

SUBJECT: RESOLUTION 2013-224 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – SECOND CYCLE OF GENERAL PLAN AMENDMENTS FOR 2013 (GPA Nos. 778 and 951). DISTRICT 2/DISTRICT 2 AND DISTRICT 3/DISTRICT 3.

RECOMMENDED MOTION: That the Board of Supervisors:


ADOPT RESOLUTION NO. 2013-224 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment Nos. 778 and 951.

BACKGROUND:

Summary

The General Plan Amendments comprising the second cycle of 2013 were considered by the Board of Supervisors in public hearings on March 12, 2013 (GPA No. 778, agenda item, 16-1), December 11, 2012 (GPA No. 951, agenda item, 16.1) and December 18, 2012 (GPA No. 951, agenda item, 16.1).

Initials:
CSL:lr


Frank Coyle, for
Carolyn Syms Luna
Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment:	N/A
				For Fiscal Year:	N/A

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

FORM APPROVED COUNTY COUNSEL
BY: 
MICHELLE CLACK
DATE: 10/16/13

Departmental Concurrence

- ☐ Positions Added
☐ Change Order
☐ A-30
☐ 4/5 Vote

Prev. Agn. Ref.: 16-1 on 3-12-13, 16-1 on
12-11-12, 16-1 on 12-18-12

District: Second/
Second, Third/Third

Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: RESOLUTION 2013-224 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – SECOND
CYCLE OF GENERAL PLAN AMENDMENTS FOR 2013 (GPA Nos. 778 and 951).**

DATE: October 17, 2013

PAGE: Page 2 of 2

BACKGROUND:

Summary (continued)

INDIVIDUAL AMENDMENTS

General Plan Amendment No. 778 (GPA00778) (Land Use) in the Second Supervisorial District proposes to amend the General Plan Foundation Component of the subject site from Community Development (CD) and Agriculture (AG) to Community Development (CD) and Open Space (OS) and to amend the Land Use designation from Estate Density Residential (CD:EDR) and Agriculture (AG:AG) to Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C) for an approximately 18 acre project site (a portion of the subject site contains the Rural: Rural Mountainous General Plan designation; however, no amendment is being proposed to this portion).

General Plan Amendment No. 951 (GPA00951) (Land Use) in the Third Supervisorial District proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) to Community Development: Specific Plan (CD:SP) with Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum Lot Size), Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size), Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre), Commercial Retail (CD:CR) (0.20-0.35 FAR), Commercial Office (CD:CO) (0.35-1.0 FAR), Mixed Use (CD:MU) and Open Space: Conservation (OS:C) on approximately 201.1 acres.

Impact on Citizens and Businesses

The Projects have no direct impact on citizens or businesses, as that these are private projects that benefit the land owners and investors involved in the projects.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Resolution 2013-224
- B. Exhibit "GPA00778/CZ07270/TR33248 Recommended General Plan, Exhibit 6"
- C. Exhibit "GPA00778 CZ07270 TR33248 Proposed Zoning Exhibit 3"
- D. Exhibit "GPA00778CZ07270TR33248 exhibit 7"
- E. Exhibit "GPA00951 CZ07723 SP00380 EXHIBIT 6"
- F. Exhibit "EXHBIT 2-1 SPECIFIC PLAN LAND USE PLAN"

RESOLUTION NO. 2013-224
AMENDING THE RIVERSIDE COUNTY
GENERAL PLAN
(Second 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 Southwest 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 November 5, 2013 that:

- A. General Plan Amendment No. 778 (GPA00778)** is a proposal to amend the Land Use Element by amending the Foundation Component and Land Use Designation in the Temescal Canyon Area Plan from Community Development: Estate Density Residential (CD:EDR) (2 acre minimum), Rural: Rural Mountainous (R:RM) (10 acre minimum), and Agriculture: Agriculture (AG:AG) (1 d.u./10 acres) to Community Development: Low Density Residential (CD:LDR) (1/2 acre minimum) (9.792 acres), Open Space: Conservation (OS:C) (3.096 acres) and Rural: Rural Mountainous (R:RM) (10 acre minimum) (a portion of the existing R:RM designation will remain unchanged), on an approximately 16.24 acre site located northerly of South Cliff Court, easterly of Skyridge Drive, southerly of Indiana Avenue and westerly of Sandy Creek Drive in the East Corona

FORM APPROVED COUNTY COUNSEL
BY:  DATE: 10/9/13
MICHELLE CLACK

1 Zoning District of the Second Supervisorial District, as shown on the exhibit titled
2 "GPA00778/CZ07270/TR33248 Recommended General Plan, Exhibit 6" a copy of which
3 is attached hereto and incorporated herein by reference. General Plan Amendment No. 778
4 is associated with Change of Zone No. 7270 and Environmental Assessment No. 40396,
5 which were considered concurrently with this amendment at the public hearings before the
6 Planning Commission and the Board of Supervisors. Change of Zone No. 7270 proposes
7 to change the zoning classification from Residential Agriculture – Two Acre Minimum
8 (R-A-2) to One Family Dwelling – 10,000 square foot minimum (R-1-10,000), Residential
9 Agriculture -Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential
10 Developments (R-5), in accordance with "GPA00778 CZ07270 TR33248 Proposed
11 Zoning Exhibit 3" a copy of which is attached hereto and incorporated herein by reference,
12 on the approximately 16.24 acre site. The Planning Commission recommended approval of
13 GPA No. 778 on December 19, 2012 and the Board of Supervisors tentatively approved
14 GPA No. 778 on March 12, 2013.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
16 this matter, both written and oral, including Environmental Assessment No. 40396, that:

- 17 1. The site is located in the Temescal Canyon Area Plan.
- 18 2. The Temescal Canyon Area Plan Land Use Map determines the extent, intensity, and
19 location of land uses within the Temescal Area.
- 20 3. The site is currently designated Community Development: Estate Density Residential
21 (CD:EDR) (2 acre minimum) (10.58 acres), Rural: Rural Mountainous (R:RM) (10 acre
22 minimum), and Agriculture: Agriculture (AG:AG) (10 acres) allowing 2 acre, 10 acre and
23 20 acre minimum lots within the Community Development, Rural, and Agriculture
24 Foundation Components.
- 25 4. General Plan Amendment No. 778 proposes to amend the Riverside County General Plan
26 Land Use Element from Community Development: Estate Density Residential (CD:EDR)
27 and Agriculture: Agriculture (A:A) (the project site includes areas designated Rural: Rural
28

Mountainous; but no change is proposed to this area) to Community Development: Low Density Residential (CD:LDR), Open Space: Conservation (OS:C) (from CD: EDR), Open Space: Conservation (OS:C) (from A:A) and the current Rural Mountainous (R:RM) designation will remain Rural Mountainous (R:RM) as shown on the exhibit titled "GPA00778CZ07270TR33248 exhibit 7", which is incorporated herein by reference. .

5. Surrounding land use designations include single-family residential to the north and west, public facilities to the east, and open space within the Cleveland National Forest to the south.
6. The project site's current zoning is Residential Agriculture – Two Acre Minimum (R-A-2).
7. The site is surrounded by properties zoned One-Family Dwellings (R-1), Planned Residential (R-4) to the east and west, and Open Area Combining Residential Zone (R-5) to the south.
8. Surrounding land uses include single family residences and vacant land to the north, east and west and single family residences, educational facilities and vacant land to the south.
9. The proposed amendment is consistent with the goals and policies of the Temescal Canyon Area Plan and with all policies of the Riverside County General Plan.
10. General Plan Amendment No. 778 consists of the following:
 - a. A change from Community Development: Estate Density Residential (CD: EDR) to Community Development: Low Density Residential (CD: LDR) and Open Space-Conservation (OS:C); and,
 - b. An Agricultural Foundation change from the Agriculture Foundation to the Open Space Foundation: Open Space - Conservation (OS:C) Land Use Designation.
11. Pursuant to General Plan Amendment No. 1075 adopted on January 17, 2011, an amendment changing land to the Open Space Foundation Component shall be deemed an Entitlement/Policy Amendment and be subject to the procedural requirements applicable to that Amendment category.
12. General Plan Amendment No. 778 does not involve a change in or conflict with the Riverside County Vision. Specifically, the Riverside County Vision calls for density

appropriate to the surroundings. Currently, the subject site is surrounded by properties designated for smaller lot development. Changing the subject site's designation from Community Development: Estate Density Residential to Community Development: Medium Density Residential will allow it to be consistent with the surrounding properties. Additionally, allowing smaller lots implements the General Plan Housing and Economic Visions by providing a diversified housing base at lower price ranges for all residents within the County. The amendment will also provide a better land use transition from residential development across the street in the City of Riverside.

13. General Plan Amendment No. 778 does not change or conflict with any General Planning Principle set forth in General Plan Appendix B. The amendment most closely aligns with the Community Development Principles and the Community Design Principles of Appendix B of the General Plan. Efficient Land Use Principles of the General Plan encourages increased densities and intensities to reduce the land required for public infrastructure by reducing street widths and other such requirements. GPA No. 778 provides for both increased densities in an appropriate and comprehensive fashion that remains consistent with the surrounding community and adjacent residential densities. It will also increase the amount of available open space for permanent conservation adjacent to the Cleveland National Forest.
14. GPA No. 778 contributes to the purposes of the General Plan and is not detrimental to them. Currently, the foundation component and accompanying land use designation for the subject property is incompatible with the densities of the surrounding community and the overall intensity of both residential and educational uses within the immediate vicinity from the project area. General Plan Amendment No. 778 creates and achieves this consistency for the subject property and the surrounding community.
15. Article II, Section 2.4 of Riverside County Ordinance No. 348 indicates that one additional finding from a list of five must also be made for GPA No. 778. The appropriate finding is that special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. New circumstances have emerged because ownership of a portion of the

1 subject site will change from the City of Riverside to private ownership. The City's
2 property currently separates the site from Indiana Ave, which makes development of the
3 entire site difficult. With the change in ownership and conforming the site's allowable
4 density to the surrounding density will achieve development consistency and contribute to
5 the purpose of the General Plan.

6 16. GPA No. 778 does create a change between foundation components. Specifically, it
7 changes the existing land use designation from Community Development: Estate Density
8 Residential (CD: EDR) to Open Space: Conservation (OS:C). Pursuant to General Plan
9 Amendment No. 1075 adopted on January 17, 2011, an amendment changing land to the
10 Open Space Foundation Component shall be deemed an Entitlement/Policy Amendment
11 and be subject to the procedural requirements applicable to that Amendment category. For
12 the reasons stated above this change satisfies the required findings for an
13 Entitlement/Policy Amendment.

14 17. GPA No. 778 also involves an Agricultural Foundation Component Amendment. The
15 General Plan establishes Agricultural Foundation Amendment cycles in 2 ½ year
16 increments. The first cycle began on January 1, 2004 and ended on June 30, 2006. GPA
17 No. 778 falls within the fourth cycle which began on July 1, 2009 and ends on December
18 31, 2013. Within each cycle, up to seven (7%) of all land designated as Agriculture may be
19 changed to another foundation and land use designation without additional review by the
20 Agricultural Task Force established for this purpose. The General Plan divides the County
21 into three areas subject to the 7% threshold:

22 (1) The area covered by the Palo Verde Valley Area Plan, the Desert Center Area Plan and
23 the Eastern Desert Land Use Plan; (2) the area covered by the Eastern Coachella Valley
24 Area Plan and the Western Coachella Valley area plan; and, (3) the area covered by all
25 other Area Plans. This amendment falls into category (3), which is area covered by all
26 other Area Plans as this project is located within the Temescal Canyon Area Plan.

- 1 18. GPA No. 778 is requesting to convert 0.52 acres of property located within the Agriculture
2 foundation to the Open Space foundation. Therefore, based on County records and the
3 small size of the proposed conversion, the project will not trigger the 7% threshold.
- 4 19. The Agricultural Foundation Component of GPA No. 778 also contributes to the General
5 Plan's purposes for the reasons set forth above.
- 6 20. General Plan No. 778 is consistent with the goals and policies of the Temescal Canyon
7 Area Plan and with all policies of the Riverside County General Plan.
- 8 21. GPA No. 778 does not involve a change in or conflict with the Riverside County Vision
9 and conforms to the fundamental values stated in the Riverside County Vision.
- 10 22. GPA No. 778 does not involve a change in or conflict with a General Plan Principle. And
11 contributes to the achievement of the purpose of the General Plan.
- 12 23. GPA No. 778 will not be detrimental to public health, safety, or welfare.
- 13 24. The findings of the initial study performed pursuant to Environmental Assessment No.
14 40396 (see attached copy of the Mitigated Negative Declaration), is attached hereto and
15 incorporated herein by reference. The Environmental Assessment determined that the
16 proposed general plan amendment could have impacts on, or be impacted by, Cultural
17 Resources. However, it was determined that these impacts were less than significant or
18 would be mitigated to a level of non-significance through the application of adopted
19 County Ordinances and through the measures indicated in the initial study. The initial
20 study concluded that the project, as mitigated, would not have a significant effect on the
21 environment.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS the Mitigated**
23 **Negative Declaration for** Environmental Assessment No. 40396, and **ADOPTS** General Plan
24 Amendment No. 778 (GPA00778) from Community Development: Estate Density Residential (CD:EDR)
25 (2 acre minimum), Rural: Rural Mountainous (R:RM) (10 acre minimum) and, Agriculture: Agriculture
26 (AG:AG) (1 d.u./10 acres) to Community Development: Low Density Residential (CD:LDR) (1/2 acre
27 minimum) (9.792 acres), Open Space: Conservation (OS:C) (3.096 acres) and Rural: Rural Mountainous
28

1 (R:RM) (10 acre minimum) (a portion of the existing R:RM designation will remain unchanged), on an
2 approximately 16.24 acre site located northerly of South Cliff Court , easterly of Skyridge Drive,
3 southerly of Indiana Avenue and westerly of Sandy Creek Drive in the East Corona Zoning District of the
4 Second Supervisorial District, as shown on the exhibit titled "GPA00778/CZ07270/TR33248
5 Recommended General Plan, Exhibit 6" a copy of which is attached hereto and incorporated herein by
6 reference.

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

10 **B. General Plan Amendment No. 951 (GPA00951)** is a proposal to amend the Southwest Area
11 Plan by amending the Land Use Map designation for the project site from Rural: Rural
12 Residential (R:RR) (5 acre minimum) to Community Development: Specific Plan (CD:SP).
13 The project is located in the Third Supervisorial District, as shown on the exhibit titled
14 "GPA00951 CZ07723 SP00380 EXHIBIT 6", a copy of which is attached hereto and
15 incorporated by reference. This Amendment is associated with Specific Plan No. 380
16 (SP00380), Change of Zone No. 7723 (CZ07723) and Environmental Impact Report No. 525
17 (EIR No. 525), which were considered concurrently with General Plan Amendment No. 951 at
18 the public hearings before the Planning Commission on April 18, 2012 and October 17, 2012
19 and the Board of Supervisors on December 11, 2012 and December 18, 2012. The Specific
20 Plan establishes Land Use designations of Community Development: Very Low Density
21 Residential (CD:VLDR) (one acre minimum), Low Density Residential (CD:LDR) (1/2 acre
22 minimum), Medium Density Residential (CD: MDR) (2-5 d.u./ac), Commercial Retail
23 (CD:CR) (0.20 – 0.35 FAR), Commercial Office (CD:CO) (0.20 – 0.35 FAR), Mixed Use
24 (CD:MU) and Open Space Conservation (OS-C) as reflected in the Specific Plan's Land Use
25 Plan which is attached hereto as "EXHIBIT 2-1: SPECIFIC PLAN LAND USE PLAN". The
26 project site (Specific Plan Area) is approximately 201 acres and is located in the French Valley
27 community within the City of Murrieta's Sphere of Influence.
28

1 The incorporated cities of Murrieta and Temecula lie west and south of the project site and
2 the City of Menifee lies to the northwest. Diamond Valley Lake, a Metropolitan Water
3 District (MWD) reservoir and regional recreational site, is located approximately three
4 miles northeast. The Skinner Reservoir and Lake Skinner Recreation Area lie
5 approximately three miles southeast of the project site.

6 Regional access to the site is provided by Interstate 215 (I-215). Three major east-west
7 oriented roadways connect the site to the I-215 corridor: Domenigoni Parkway (4 miles)
8 and Scott Road (0.5 mile) to the north and Murrieta Hot Springs Road (6 miles) to the
9 south.

10 The publicly owned French Valley Regional Airport is located four miles south of the
11 project site. Domenigoni/Barton Specific Plan No. 310 lies directly to the north of the
12 eastern portion of the site with an Open Space designation directly abutting the project site
13 and Winchester 1800 Specific Plan No. 286 located to the southeast of the site across
14 Winchester Road. Two to ten acre parcels with single family residences lie to the south and
15 west of the project site.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
17 on this matter, both written and oral, including Environmental Impact Report No. 525, that:

- 18 1. The site is located in the Southwest Area Plan (SWAP).
- 19 2. The Southwest Area Plan Land Use Map determines the extent, intensity, and locations of
20 land uses within the SWAP.
- 21 3. The site is currently designated Rural: Rural Residential (R:RR) (5 acre minimum).
- 22 4. General Plan Amendment No. 951 changes the Southwest Area Plan land use designation
23 on approximately 201 acres from Rural: Rural Residential to Community Development:
24 Specific Plan.
- 25 5. Surrounding land use designations include Rural: Rural Residential and Community
26 Development: Specific Plan to the north; Rural: Rural Residential and Community
27

Development: Low Density Residential to the south; Rural: Rural Residential to the east across Highway 79 and Rural: Rural Residential to the west.

6. The project site's current zoning is Rural Residential (R-R).
7. The project site is surrounded by properties which are zoned Light Agriculture with both a five (5) acre and ten (10) acre minimum (A-1-5 and A-1-10) to the east, Specific Plan to the north, and Rural Residential (R-R) to the west and south.
8. Residential, commercial offices and retail uses have been constructed and are operating in the project vicinity.
9. The current land uses on surrounding parcels include vacant land and scattered single-family residential uses.
10. General Plan Amendment No. 951 is a foundation amendment part of the Five-Year General Plan Review Cycle that changes the Southwest Area Plan land use designation on approximately 201 acres from Rural: Rural Residential to Community Development: Specific Plan.
11. Special and new conditions or circumstances disclosed during the review process justify modifying the General Plan, the modifications proposed by GPA No. 951 do not conflict with the overall Riverside County Vision and would not create an internal inconsistency among the elements of the General Plan. Specifically, the surrounding community and sub-region located within the near vicinity of the project has begun to rapidly urbanize at a rate not expected under the anticipated growth modeling contained within the General Plan. Community Development General Plan Land Uses Designations are anticipated per the General Plan Land Use plan along the Highway 79 corridor adjacent to or in very close proximity to the Specific Plan boundaries in all but one direction. Keller Road is designated as a Secondary Highway (four lane, 100' Right-of-Way) in the General Plan. The Highway 79 widening project is also currently underway, and once completed, it will create a major transportation corridor intersection that is not complementary to rural land uses. These developments constitute new conditions or circumstances that warrant a change in the general plan foundation which do not conflict with the overall Riverside

County Vision and do not create internal inconsistencies among the elements of the General Plan. Additionally, community development land uses will provide the appropriate land use buffer from this major intersection to the rural land uses that exist west of the Specific Plan area.

12. Additionally, the project is consistent with and will further implement the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP) by providing 61.1 acres of permanent open space that contributes the southern portions of a constrained linkage. This linkage will serve as a viable habitat corridor, but also act as a community separator between the community development land uses planned to the north and those planned as part of the Specific Plan and to the south.
13. The Rural Residential land use changes include a 201.1 acre parcel going from Rural Residential to Specific Plan. The proposed changes must be considered in context of the entire proposal which, because of its size, will grant the opportunity to be a new community. The General Plan allows new communities so long as they are separated by natural boundaries, located along transportation corridors, and can provide adequate public facilities. The Project achieves these provisions.
14. The proposed amendment is consistent with the goals and policies of the Southwest Area Plan and with all the policies of the Riverside County General Plan.
15. Based on substantial evidence, the new modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.
16. General Plan Amendment No. 951 does not involve a change in or conflict with any General Plan Principle.
17. The proposed amendments would contribute to the achievement of the purposes of the General Plan.
18. The proposed General Plan amendments will not be detrimental to public health, safety, and welfare.

1 19. EIR No. 525 determined that the proposed general plan amendment, specific plan, and
2 change of zone, ("the Project") would have significant impacts on Air Quality, Biological
3 Resources, Cultural Resources and Paleontological Resources, Geology and Soils,
4 Greenhouse Gas (GHG) Emissions, Hazards and Hazardous Materials, Hydrology and
5 Water Quality, Noise, Population and Housing, Public Services, Recreation,
6 Transportation and Traffic. However, the County found that the identified significant
7 impacts could be reduced to less than significant through the imposition of mitigation
8 measures identified in EIR No. 525 and found in accordance with Public Resources Code
9 Section 21081(a)(1) that for each significant impact "changes or alterations have been
10 required in, or incorporated into , the project which mitigate or avoid the significant effects
11 on the environment, and adopts the findings set forth in Resolution No. 2013-197 and
12 incorporates those findings and facts in support of those findings herein.

13 20. EIR No. 525 also determined that the proposed Project would have unavoidable impacts on
14 Air Quality and Noise, but pursuant to Public Resources Code Section 21081(a)(2) and
15 (a)(3) that for all of the identified unavoidable impacts that specific economic, legal, social,
16 technological, or other considerations make infeasible the mitigation measures or
17 alternatives identified in the environmental impact report, and adopts the findings set forth
18 in Resolution No. 2013-197 and incorporates those findings and facts in support of those
19 findings herein, and adopts the Mitigation Monitoring and Reporting Program attached to
20 Resolution No. 2013-197.

21 21. As required by CEQA Section 21081(b), the County finds that for each of the significant
22 impacts which are subject to a finding under Section 21081(a)(3), that specific overriding
23 economic, legal, social, technological, or other benefits of the project outweigh the
24 significant effects on the environment, and adopts the Statement of Overriding
25 Considerations set forth in Resolution No. 2013-197, incorporated herein by reference.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that EIR No. 525 was presented to
27 the Board and has been reviewed and considered by the Board in evaluating the Project, including
28 General Plan Amendment No. 951; that EIR No. 525 has been completed in compliance with CEQA; and

1 that EIR No. 525 is an accurate and objective statement that complies with the California Environmental
2 Quality Act and reflects the County's independent judgment and analysis.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES EIR NO. 525**,
4 and in consideration of the facts and findings set forth above, **ADOPTS** General Plan Amendment No.
5 951 from Rural Residential within the Rural Foundation Component, to Specific Plan No. 380, which is
6 designated as a Community Development Specific Plan as described herein and shown on the exhibit
7 titled EXHIBIT 2-1: SPECIFIC PLAN LAND USE PLAN.

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

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21 MPC:mld
100213
G:\PROPERTY\MDUSEK\RESOLUTIONS\RESOLUTION NO. 2013-207 2ND CYCLE.DOCX
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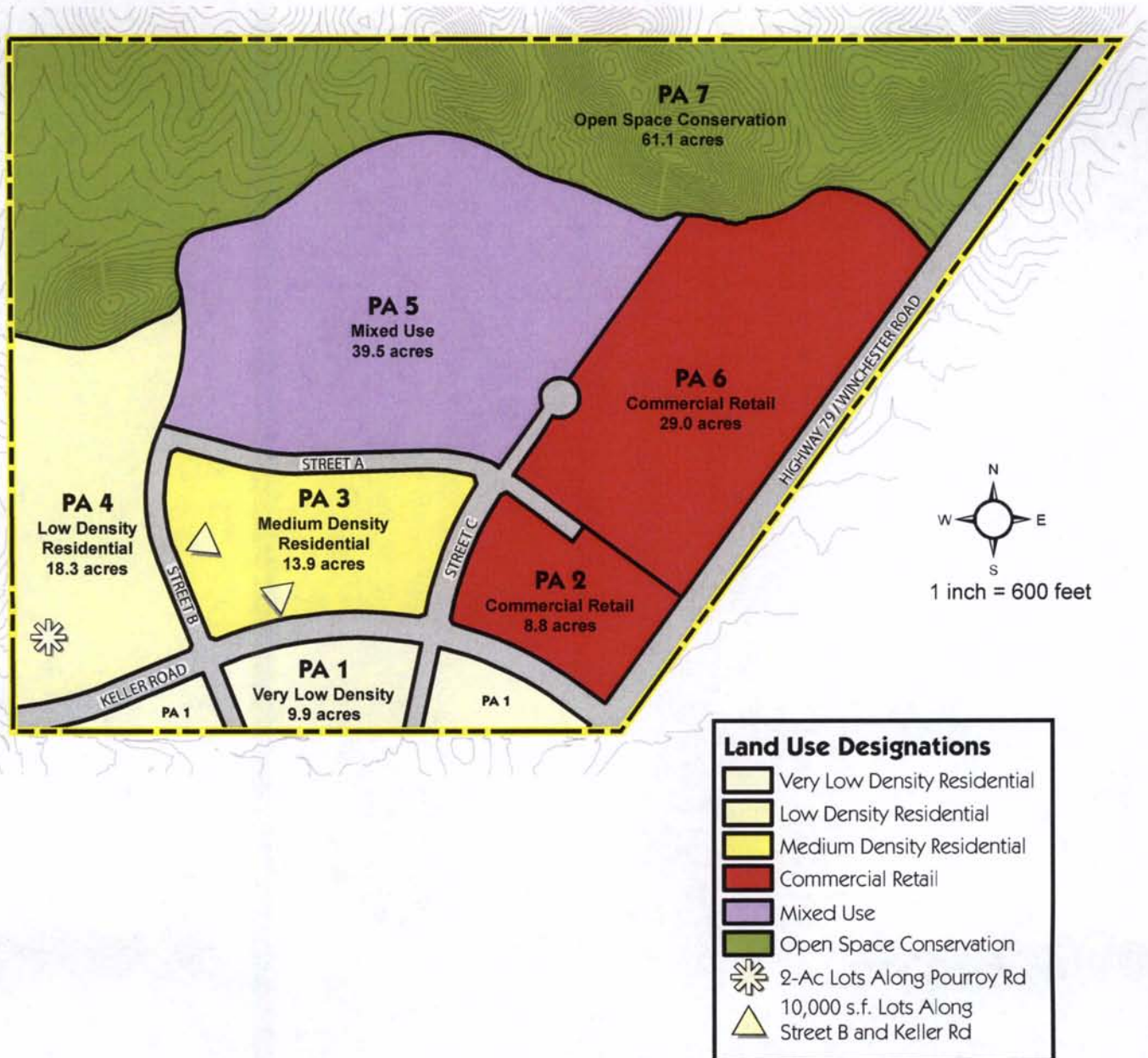


Exhibit 2-1: Specific Plan Land Use Plan

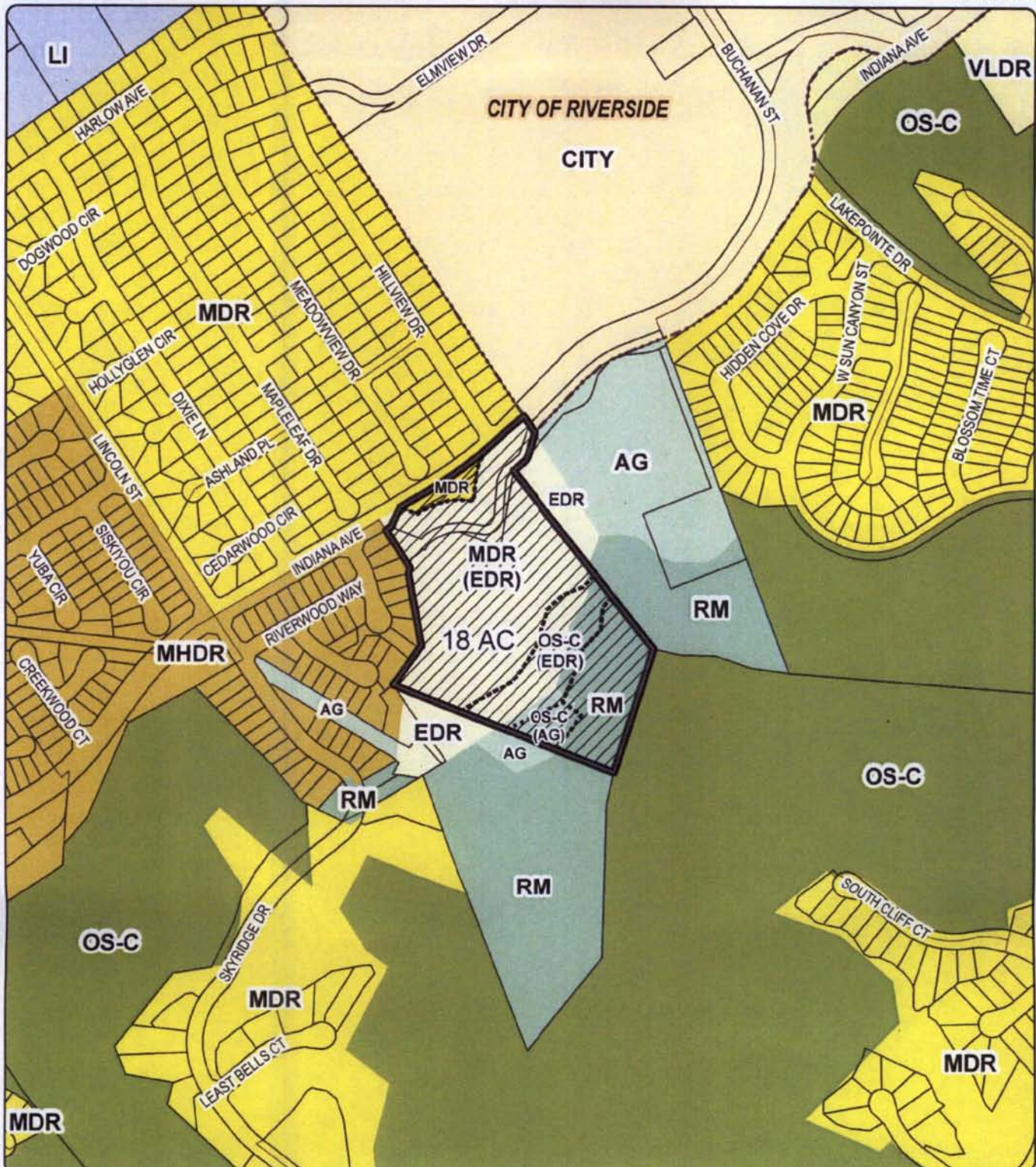
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00778 CZ07270 TR33248

PROPOSED GENERAL PLAN

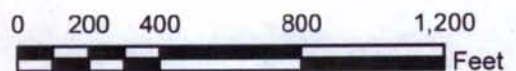
Supervisor Tavaglione
District 2

Date Drawn: 9/18/12
Exhibit 6



Zoning District: EAST CORONA
Township/Range: T3SR6W
Section: 27

Assessors Bk. Pg. 135--20, 28
Thomas Bros. Pg. 744 C4
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

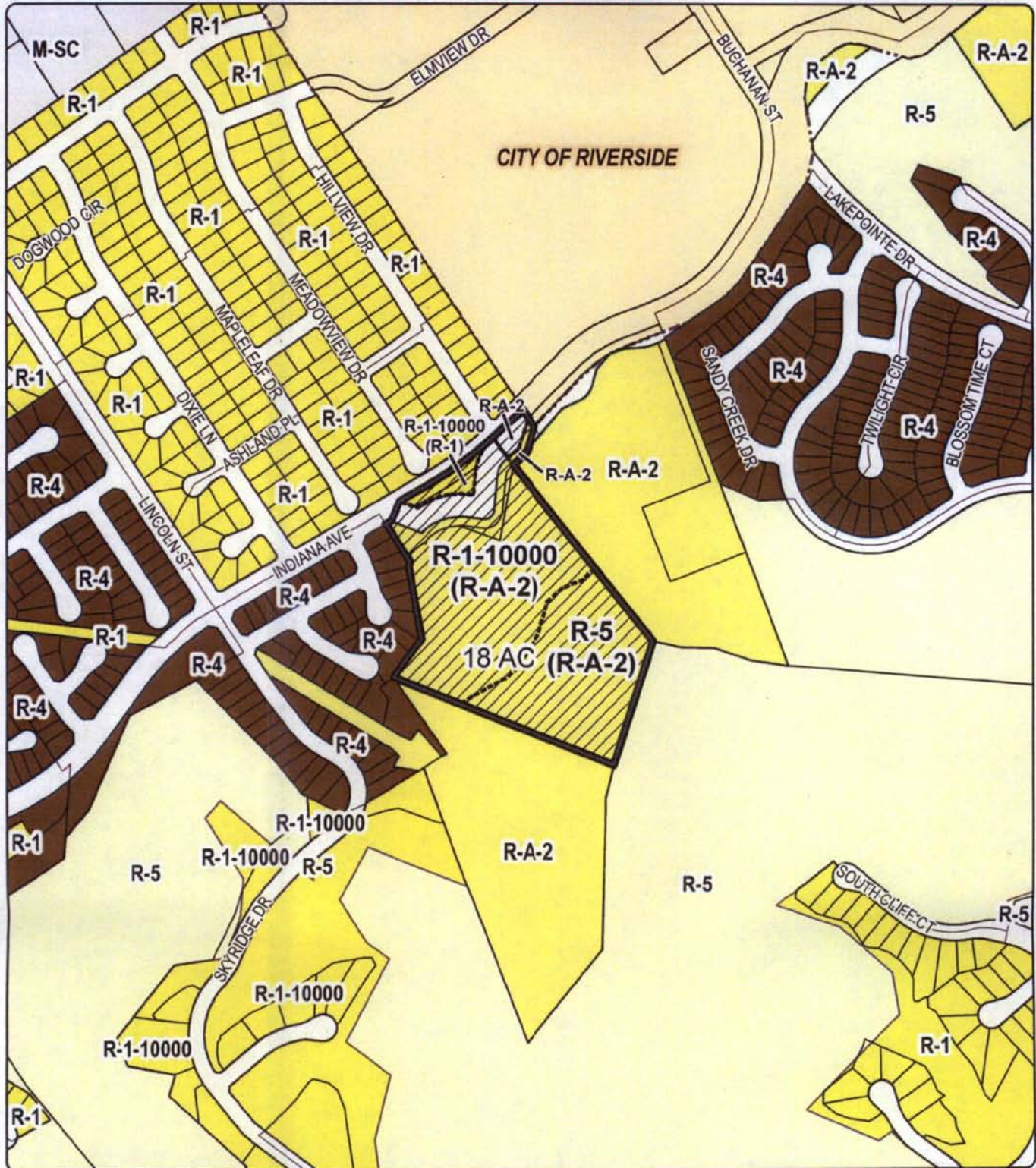
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00778 CZ07270 TR33248

Supervisor Tavaglione
District 2

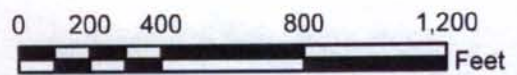
PROPOSED ZONING

Date Drawn: 9/18/12
Exhibit 3



Zoning District: EAST CORONA
Township/Range: T3SR6W
Section: 27

Assessors Bk. Pg. 135--20, 28
Thomas Bros. Pg. 744 C4
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

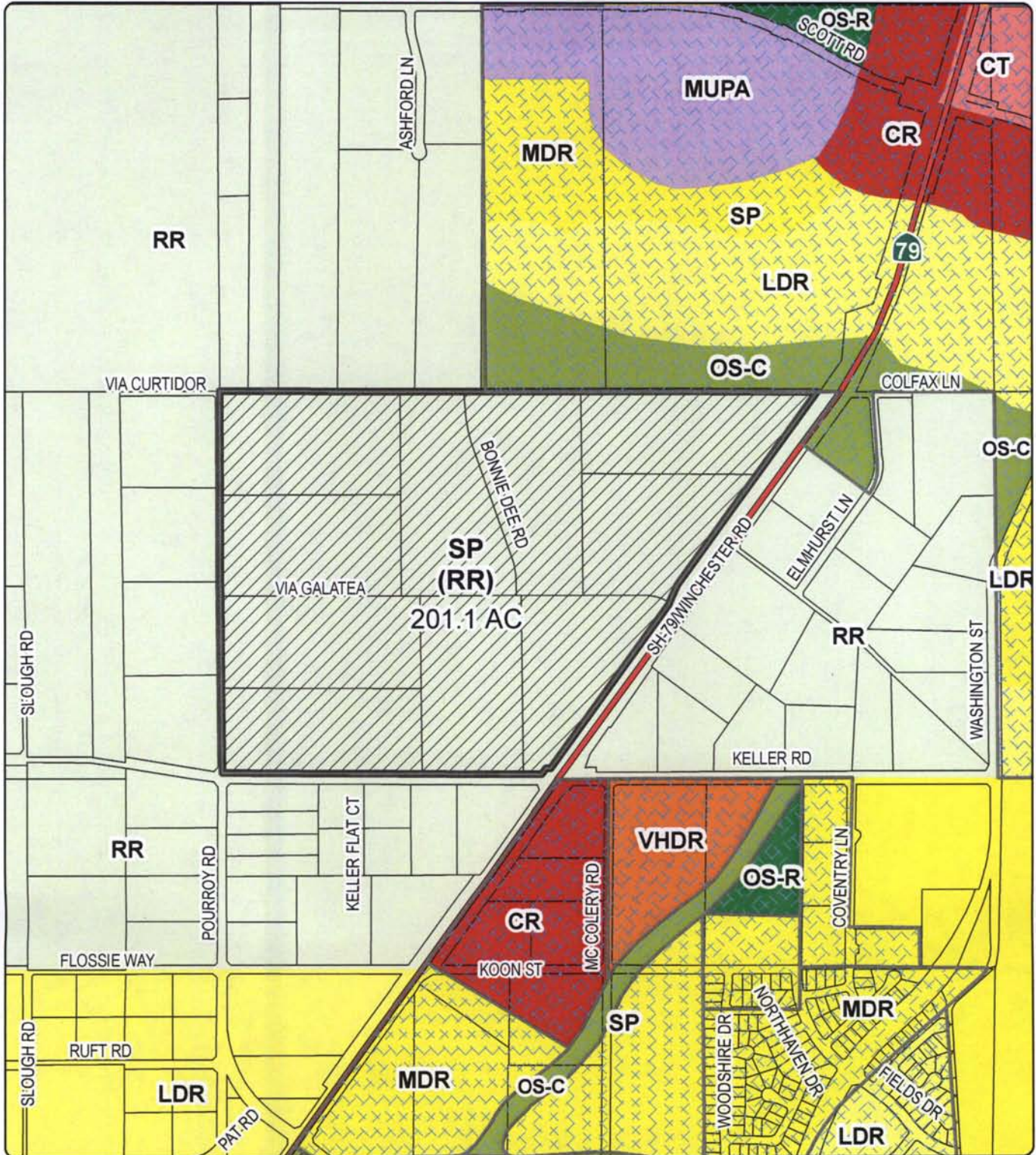
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00951 CZ07723 SP00380

PROPOSED GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 2/06/12
Exhibit 6



Zoning Area: French Valley Area
Township/Range: T6SR2W
Section: 21

Assessors Bk. Pg. 472-11
Thomas Bros. Pg. 899 E2
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

0 500 1,000 2,000 3,000 Feet



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EIR00525 / SP00380 / GPA00951 / CZ07723

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

State Clearinghouse No. 2010011068

State Clearinghouse Number (if submitted to the State Clearinghouse)

Hanna Marital Trust

Project Applicant

8105 Irvine Center Dr. Ste 1170, Irvine, CA 92618

Address

The project proposes up to 326 dwelling units, 650,000 square feet proposed for commercial use and 61.1 acres proposed for conserved open space within eight (8) planning areas.

The Specific Plan area is divided into eight (8) land use planning areas, ranging from 8.8 acres to 61.1 acres. The Specific Plan proposes 400,000 square feet of commercial retail uses, 200,000 square feet of commercial office uses, medium density residential uses (up to 73 dwelling units), low density residential uses (up to 22 dwelling units), mixed use (up to 225 housing units), open space conservation, and master plan roadways. There are 36.4 acres proposed for residential uses, 62.7 acres proposed for commercial uses, 21.6 acres proposed for mixed use, 61.1 acres proposed for open space and 19.3 acres for master plan roadways.

The General Plan Amendment proposes to change the site's foundation component from Rural to Community Development: Specific Plan, and amend the land use from Rural Residential (R: RR) to Community Development: Low Density Residential (CD:LDR), Medium Density Residential (CD: MDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Very Low Density Residential (CD:VLDR) as reflected in the Specific Plan Land Use Plan.

The Change of Zone proposes to change the existing zoning of the project site from Rural Residential (R-R) to Specific Plan (SP) zone.

Project Description

The project site is located in the Southwest Area Plan; more specifically, northerly of Keller Road, easterly of Pourroy Road, southerly of foothills that are approximately 1/2 mile south of Scott Road and westerly of State Highway 79.

Project Location

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____ and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,919.00 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the project.

This is to certify that the Final Environmental Impact Report, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA39806 ZCFG03276 .

FOR COUNTY CLERK'S USE ONLY

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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1309669

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: THE HANNA MARTIAL TRUST \$76.25
paid by: MC 00092Z
CALIFORNIA FISH AND GAME FOR EA41778 AND EIR525
paid towards: CFG05127 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Oct 09, 2013 11:16
MGARDNER posting date Oct 09, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$76.25

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1200373

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: THE HANNA MARTIAL TRUST \$79.75
paid by: CK 001407
CALIFORNIA FISH AND GAME FOR EA41778 AND EIR525
paid towards: CFG05127 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 19, 2012 08:49
MGARDNER posting date Jan 19, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$79.75

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1100684

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: THE HANNA MARTIAL TRUST \$47.00
paid by: CK 001289
CALIFORNIA FISH AND GAME FOR EA41778 AND EIR525
paid towards: CFG05127 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 26, 2011 11:01
MGARDNER posting date Jan 26, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$47.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * I1000186

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: THE HANNA MARTIAL TRUST \$2,792.25
paid by: VI 05390D
CALIFORNIA FISH AND GAME FOR EA41778 AND EIR525
paid towards: CFG05127 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 27, 2010 14:05
JCMITCHE posting date Jan 27, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,792.25

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R0801510

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

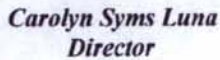
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: THE HANNA MARTIAL TRUST \$64.00
paid by: CK 001266 & 28900
CALIFORNIA FISH AND GAME FOR EA41778 AND EIR525
paid towards: CFG05127 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 13, 2008 15:21
MGARDNER posting date Feb 13, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!



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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: ALFATA ELIAS \$14.00
paid by: CASHCASH
CA FISH AND GAME FOR EA40396
paid towards: CFG03846 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 08, 2013 11:20
MGARDNER posting date Jan 08, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$14.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: ALFATA ELIAS \$40.75
paid by: CK 5049
CA FISH AND GAME FOR EA40396
paid towards: CFG03846 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 27, 2012 16:08
MGARDNER posting date Dec 27, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$40.75

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * I1201807

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: ALFATA ELIAS \$2,101.50
paid by: VI 08346B
CA FISH AND GAME FOR EA40396
paid towards: CFG03846 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Aug 02, 2012 13:38
JCMITCHE posting date Aug 02, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0521804

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: ALFATA ELIAS

\$64.00

paid by: CK 916

CA FISH AND GAME FOR EA40396

paid towards: CFG03846

CALIF FISH & GAME: DOC FEE

at parcel:

appl type: CFG3

By

MGARDNER

Oct 27, 2005 08:42

posting date Oct 27, 2005

Account Code
658353120100208100

Description
CF&G TRUST: RECORD FEES

Amount
\$64.00

Overpayments of less than \$5.00 will not be refunded!