

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

823B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 13, 2010

SUBJECT: RESOLUTION NO. 2010-138 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN-SECOND CYCLE OF GENERAL PLAN AMENDMENTS (LAND USE ELEMENT) FOR 2010 (GPA Nos. 662, 727, 827 and 859).

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2010-138 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment (GPA) Nos. 662, 727, 827 and 859.

BACKGROUND: The General Plan Amendments comprising the second cycle of 2010 were

Ron Goldman
Planning Director

Initials:
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(Continued on page 2)

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

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

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: May 25, 2010
xc: Planning, Building & Safety

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

Prev. Agn. Ref.

District: ALL

Agenda Number:

3.54

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

FORM APPROVED COUNTY COUNSEL
BY:
LANSAR-MCKENNA
Departmental Concurrence
5/13/10

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

considered by the Board of Supervisors in public hearings on GPA 827 on June 30, 2009 (GPA 827, agenda item 16.1), December 22, 2009 (GPA 727, agenda item 16.4), February 9, 2010 (GPA 859, agenda item 16.3) and March 23, 2010 (GPA 662, agenda item 16.1). They include amendments to the Lake Matthews/ Woodcrest Area Plan, Harvest Valley/ Winchester Area Plan, Eastvale Area Plan and Jurupa Area Plan of the Riverside County General Plan.

Board of Supervisors' Resolution No. 2010-138 for the second General Plan Amendment Cycle of 2010 is organized in numeric order. The table below groups the General Plan Amendments by Supervisorial District.

SUPERVISORIAL DISTRICT	AREA PLAN	CASE NO.	PAGE NO.	LETTER
First	Lake Matthews/ Woodcrest Area Plan	GPA No. 662	1	A
Fifth	Harvest Valley/ Winchester Area Plan	GPA No. 727	8	B
Second	Eastvale Area Plan	GPA No. 827	11	C
Second	Jurupa Area Plan	GPA No. 859	15	D

INDIVIDUAL AMENDMENTS:

The General Plan Amendments comprising the second cycle of 2010 are described below:

GPA No. 662 affects the Lake Matthews/ Woodcrest Area Plan, and amends the designation on approximately 423.7 gross acres located northerly of Santa Rosa Mine Road, southerly of Cajalco Road and westerly of Juniper Road and easterly of Gavilan Road from Rural Mountainous within the Rural Foundation Component and Estate Density Residential within the Rural Community Foundation Component to Specific Plan within the Rural Community Foundation Component.

GPA No. 727 affects the Harvest Valley/ Winchester Area Plan, and amends the designation on approximately 318.4 gross acres located northerly of Mapes Road, easterly of Briggs Road, southerly of Mountain Avenue and westerly of Menifee Road from Very Low Density Residential to Specific Plan within the Community Development Foundation Component.

GPA No. 827 affects the Eastvale Area Plan, and amends the designation on approximately 119.9 gross acres located northerly of Prairie Smoke Road, easterly of Hellman Avenue and westerly of the Cucamonga Creek from Light Industrial and Medium Density Residential to Specific Plan within the Community Development Foundation Component.

GPA No. 859 affects the Jurupa Area Plan, and amends the designation on approximately 30.12 gross acres located northerly of Van Buren Boulevard and easterly of Bain Street from Low Density Residential to Light Industrial within the Community Development Foundation Component.

2 **RESOLUTION NO. 2010-138**
3 **AMENDING THE RIVERSIDE COUNTY**
4 **GENERAL PLAN**

(Second Cycle General Plan Amendments for 2010)

5 **WHEREAS**, pursuant to the provisions of Government Code Sections 65090 and 65350 et seq.,
6 notice was given and public hearings were held before the Riverside County Board of Supervisors and
7 before the Riverside County Planning Commission to consider proposed amendments to the Lake
8 Matthews/Woodcrest Area Plan, Harvest Valley/Winchester Area Plan, Eastvale Area Plan, and the
9 Jurupa Area Plan of the Riverside County General Plan; and,

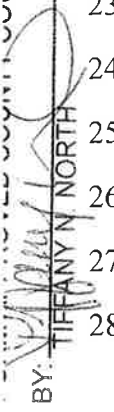
10 **WHEREAS**, all provisions of the California Environmental Quality Act (“CEQA”) and Riverside
11 County CEQA implementing procedures have been satisfied; and,

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

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

17 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
18 of the County of Riverside in regular session assembled on May 25, 2010 that:

19 **A. General Plan Amendment No. 662 (GPA00662)** is a proposal to amend the Land
20 Use Element by amending the Lake Mathews/Woodcrest Area Plan Land Use Map from **Rural**
21 **Mountainous (RM)** (10 acre minimum) within the Rural Foundation and from **Estate Density**
22 **Residential (EDR-RC)** (2 acre minimum) within the Rural Community Foundation to **Specific Plan**
23 **(SP)**, and in particular, Specific Plan No. 308 – Gavilan Hills Golf Course, Amendment No. 1, a Rural
24 Community Specific Plan, on approximately 423.7 acres generally located east of Gavilan Road, northerly
25 of Santa Rosa Mine Road, southerly of Cajalco Road and westerly of Juniper Road in the First
26 Supervisorial District, as shown on the exhibit entitled “Exhibit A, GPA00662, SP00308A1” a copy of
27 which is attached hereto and incorporated herein by reference. Additionally, the amendment proposes to
28 amend Figure 4 of the Lake Mathews/Woodcrest Area Plan, entitled, “Lake Mathews/Woodcrest Area

BY:  DATE: 5/25/10
TIFFANY NORTH

1 Plan Policy Areas” to show the boundary change of Specific Plan No. 308, Amendment No. 1. General
2 Plan Amendment No. 662 is associated with Specific Plan No. 308, Amendment No. 1, Change of Zone
3 No. 6730, Tentative Tract Map No. 31554, and Environmental Impact Report No. 453, which were
4 considered concurrently with this amendment at the public hearings before the Planning Commission on
5 December 2, 2009 and February 3, 2010 and at the public hearings before the Board of Supervisors on
6 March 23, 2010. Resolution No. 2010-125 Certifying Environmental Impact Report No. 453 and
7 Approving Amendment No. 1 to Specific Plan No. 308 (Gavilan Hills Estates) and Tentative Tract Map
8 No. 31554), a copy of which is attached hereto and incorporated herein by reference, was adopted by the
9 Board of Supervisors on May 25, 2010. Specific Plan No. 308, Amendment No. 1, proposes a specific
10 plan of land use by expanding the boundary of the Specific Plan 308 to add 223.7 acres dedicated as Open
11 Space – Rural (Planning Area 13) that would be preserved as natural open space, and to add 200.0 acres
12 of Open Space – Conservation (Planning Area 14). Within the existing boundary of Specific Plan No.
13 308, the specific plan of land use would include 72.8 acres of Estate Density Residential land uses (2
14 Acre Minimum Lot Size) within the Rural Community Foundation (EDR-RC) (32 dwelling units), 465.0
15 acres of Very Low Density Residential land uses (1 Acre Minimum Lot Size) within the Rural
16 Community Foundation (VLDR-RC) (389 dwelling units), 18.1 acres dedicated for a K-8 school site, 71.7
17 acres devoted to a Reserve/Park, 229.0 acres of Open Space – Conservation (OS-C), and 20.7 acres of
18 roads. Change of Zone No. 6730 proposes to change the existing zoning classifications of Residential
19 Agriculture – 2 Acre Minimum Lot Size (R-A-2), Residential Agriculture - 5 Acre Minimum Lot Size (R-
20 A-5), and Residential Agriculture - 10 Acre Minimum Lot Size (R-A-10) to Specific Plan (SP) on the
21 subject 423.7 acres. The SP zoning designation would establish those development standards required to
22 implement Specific Plan No. 308. Tentative Tract Map No. 31554 proposes a Schedule B subdivision of
23 880 gross acres into 420 residential lots with a one (1) gross acre minimum lot size, 18 open space lots
24 totaling 242.54 acres, one (1) park site totaling 70.6 acres, one (1) school site totaling 18.1 acres, and a
25 1.29 gross acre public facilities lot.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
27 on this matter, both written and oral, including Environmental Impact Report No. 453, that:

- 28 1. The site is located in the Lake Mathews/Woodcrest Area Plan (LMWAP).

- 1 2. The Lake Mathews/Woodcrest Area Plan Land Use Map determines the extent, intensity,
2 and locations of land uses within the LMWAP.
- 3 3. The site currently has the following land use designations: Rural Mountainous (RM) within
4 the Rural Foundation Component allowing a 10 acre minimum lot size; Estate Density
5 Residential (EDR) within the Rural Community Foundation allowing a 2 acre minimum lot
6 size.
- 7 4. General Plan Amendment No. 662 proposes to change the LMWAP land use designation
8 on the site from Rural Mountainous (RM) and Estate Density Residential (EDR) to Specific
9 Plan No. 308, which is designated as a Rural Community Specific Plan.
- 10 5. The western portion of the site is bordered on the north by properties designated as Estate
11 Density Residential (EDR-RC) allowing a 2 acre minimum lot size and Rural Residential
12 (RR) allowing a 5 acre minimum lot size; on the east by properties designated as Open
13 Space Conservation Habitat (OS-CH), Low Density Residential (LDR-RC) allowing a 1/2
14 acre minimum lot size), Rural Residential (RR) allowing a 5 acre minimum lot size, and
15 Commercial Retail (CR); on the south by Estate Density Residential (EDR-RC); and on the
16 west by Rural Residential (RR).
- 17 6. The eastern portion of the site is bounded on the north by Rural Mountainous (RM) and
18 Rural Residential (RR); on the east by Rural Mountainous (RM) and Rural Residential
19 (RR); on the south by Rural Residential (RR); and on the west by Open Space:
20 Conservation Habitat (OS-CH), Rural Residential (RR), and Rural Mountainous (RM).
- 21 7. The site is zoned Specific Plan Zone (SP Zone), R-A-2 (Residential Agriculture with a
22 Minimum 2-Acre Lot Size), R-A-5 (Residential Agriculture with a Minimum 5-Acre Lot
23 Size), and R-A-10 (Residential Agriculture with a Minimum 10-Acre Lot Size). The
24 associated Change of Zone No. 6730 proposes to change the zoning on the portions of the
25 site designated for Residential Agriculture to SP (Specific Plan Zone).
- 26 8. The western portions of the site are bordered on the north by R-A-2 ½ (Residential
27 Agriculture with Minimum 2 ½-Acre Lot Size) and R-A-2 (Residential Agriculture with
28 Minimum 2-Acre Lot Size); on the west by R-A-2 (Residential Agriculture with Minimum

1 2-Acre Lot Sizes); on the south by R-A-2 ½ (Residential Agriculture with Minimum 2 ½-
2 Acre Lot Size); and on the east by R-A-2 (Residential Agriculture with Minimum 2-Acre
3 Lot Size), N-A-160 (Natural Assets with Minimum 160-Acre Lot Size), W-2-M-2
4 (Controlled Development Area with Mobilehomes), and C-P-S (Scenic Highway
5 Commercial).

6 9. The eastern portions of the site are bordered on the west by N-A-160 (Natural Assets), R-
7 A-10 (Residential Agriculture with Minimum 10-Acre Lot Size), R-A-5 (Residential
8 Agriculture with Minimum 5-Acre Lot Size), and R-A-2 (Residential Agriculture with
9 Minimum 2-Acre Lot Size); on the north by R-A-10 (Residential Agriculture with
10 Minimum 10-Acre Lot Size), R-A-5 (Residential Agriculture with Minimum 5-Acre Lot
11 Size), R-A-1 (Residential Agriculture with Minimum 1-Acre Lot Sizes), and R-A-1/2
12 (Residential Agriculture with Minimum 1/2-Acre Lot Size); on the east by R-A-10
13 (Residential Agriculture with Minimum 10-Acre Lot Size), R-A-5 (Residential Agriculture
14 with Minimum 5-acre lot Size), and R-A-2 ½ (Residential Agriculture with Minimum 2 ½-
15 Acre Lot Size); and on the south by R-A-2 (Residential Agriculture with Minimum 2-Acre
16 Lot Sizes) and R-A-10 (Residential Agriculture with Minimum 10-Acre Lot Size).

17 10. The site currently is being used as agricultural lands and open space lands.

18 11. Land uses surrounding the western portion of the site, starting from the area north of the
19 project site, include rural residential development, open space (including Harford Springs
20 Reserve), and a mobile home community. Land uses surrounding the eastern portions of
21 the site, starting from the area north of the project site, include open space (including the
22 Harford Springs Reserve) and rural residential development.

23 12. General Plan Amendment No. 662 does not involve a change in or conflict with the
24 Riverside County Vision, any General Plan Principle, or any Foundation Component
25 designation in the General Plan. The proposed amendment would contribute to the
26 fulfillment of the “Conservation and Open Space Resource System” Fundamental Value
27 stated in Chapter No. 2 entitled “Vision” of the General Plan. Currently, the Riverside
28 County General Plan has designated the following land uses for the 423.7 acres located to

1 the east of the Harford Springs Wildlife Preserve: Rural Mountainous (RM) and Estate
2 Density Residential (EDR-RC). The project proposes to amend the current land use
3 designations from primarily residential uses to adopted Specific Plan No. 308 which would
4 contribute approximately 200 acres to the Harford Springs Wildlife Preserve and expand
5 the overall acreage dedicated to the Regional Conservation Authority (RCA) via the
6 Multiple Species Habitat Conservation Plan. The proposed project, including the General
7 Plan Amendment and the Specific Plan Amendment, which proposes land use designation
8 and General Plan policy modifications would satisfy each of the General Plan Principals
9 and Policies. The amendment proposes to provide for the addition of 423.7 acres to the
10 eastern boundary of the Gavilan Hills Specific Plan No. 308. The 423.7 acres is currently
11 designated as Estate Density Residential (EDR-RC) and Rural Mountainous (RM). Once
12 incorporated into the Specific Plan, the land use designations would be Open Space
13 Conservation (OS-C) and Open Space Rural (RUR). Although this would involve a change
14 in the foundation component, the Lake Mathews/Woodcrest Area Plan (LMWAP) has
15 provided a policy specifically allowing for this change in foundation absent the five (5)
16 year Foundation General Plan Amendment Cycle. LMWAP Policy No. 2.1 states “Any
17 proposal to increase the residential density [within Specific Plan No. 308] such that the
18 total number of dwelling units allowable on the westerly 880 acres exceeds what would be
19 allowed by the mapped densities within that area shall be accompanied with a proposal to
20 increase the size of the Harford Springs Park by no less than 200 acres through addition of
21 lands to the east, northeast, and/or south at no cost to the County.” Specific Plan No. 308
22 has proposed to increase the residential density over the total number of dwelling units
23 allowed by the mapped General Plan Land Use Designations within the westerly 880 acres;
24 therefore, the project proposes to add an additional 423.7 acres, located to the east of the
25 project site, to the Specific Plan. Within the 423.7 acres, 200 acres will be designated as
26 Open Space Conservation and shall be conveyed to the Riverside County Parks and Open
27 Space District as an expansion of the Harford Springs Reserve. Therefore, the amendment
28

1 is consistent with LMWAP Policy 2.1 which allows for the change in the General Plan
2 Foundation Component change.

3 13. General Plan Amendment No. 662 would contribute to the achievement of the purposes of
4 the General Plan or, at a minimum, would not be detrimental to them. The proposed
5 General Plan Amendment would provide for an additional 423.7 acres of Open Space and
6 add an additional 200 acres for conservation to the Harford Springs Reserve. The proposed
7 amendment would achieve the purposes of LMWAP Policy 2.1 and would contribute to the
8 achievement of the goals of the Multipurpose Open Space Element which encourage
9 protecting and preserving natural resources, agriculture and open space areas, and
10 providing recreational opportunities for the citizens of Riverside County.

11 14. Special circumstances or changes have emerged that were unanticipated in preparing the
12 General Plan. Since the rural lifestyle of the community is not conducive to the golf course
13 planed under Specific Plan No. 308, the implementation of Lake Mathews/Woodcrest Area
14 Plan Policy 2.1 is now appropriate. The proposed specific plan amendment consists of
15 residential uses and open space uses which are more in line with the continuing rural nature
16 of the community. As such, the amendment incorporates 423.7 acres into Specific Plan No.
17 308 to the east as Open Space Conservation (OS-C) and Open Space Rural (RUR). In
18 addition, 200 acres shall be conveyed to the Riverside County Parks and Open Space
19 District to expand Harford Reserve, achieving the goals of the Lake Mathews/Woodcrest
20 Area Plan Policy 2.1. The policy allows an increase in residential density on the westerly
21 880 acres beyond what is now allowed, provided the proposal increases the size of Harford
22 Springs Park by no less than 200 acres through addition of lands to the east, northeast,
23 and/or south, which the amendment does. The amendment specifies which parcels shall be
24 included in the expansion of the Harford Springs Park and reserved for Open Space
25 purposes. Furthermore, the amendment is necessary to ensure the proper land use
26 designation applies to expansion of the Harford Springs Park (which currently allows for
27 residential uses). Estate Density Residential (EDR-RC) and Rural Mountainous (RM) land
28 use designations would be better suited to the west of Harford Reserve, and Open Space

1 Conservation (OS-C) and Open Space Rural (RUR) designations would be more
2 appropriate on the 423.7 acres located to the east of the Harford Preserve.

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

5 16. The proposed amendment is consistent with the policies of the Lake Mathews/Woodcrest
6 Area Plan and with all policies of the Riverside County General Plan, as adopted on
7 October 7, 2003.

8 17. The following potentially significant environmental impacts associated with the proposed
9 amendment and related cases (General Plan Amendment No. 662, Specific Plan No. 308,
10 Amendment No. 1, Tentative Tract Map No. 31554, and Change of Zone No. 6730) were
11 identified in Environmental Impact Report No. 453: Air Quality, Biological Resources,
12 Cultural Resources, Geology and Soils, Hazards and Hazardous Materials,
13 Hydrology/Water Quality, Noise, Traffic/Transportation, and Public Facilities. These
14 impacts will be avoided or substantially lessened (reduced to a level of insignificance) by
15 the mitigation measures listed in Board of Supervisors' Resolution No. 2010-125
16 Certifying Environmental Impact Report No. 453 and Approving Amendment No. 1 to
17 Specific Plan No. 308 (Gavilan Hills Estates) and Tentative Tract Map. No. 31554 (a copy
18 of which is attached hereto and incorporated herein by reference in its entirety).
19 Environmental Impact Report No. 453 also addressed impacts on Agriculture, Air Quality,
20 and Traffic/Transportation which will be only partially avoided or lessened by the
21 mitigation measures listed in Resolution No. 2010-125. Accordingly, overriding findings
22 were prepared in Resolution No. 2010-125 which are incorporated herein by reference.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
24 Environmental Impact Report ("EIR") No. 453 in evaluating the project, that EIR No. 453 is an accurate
25 and objective statement that complies with the California Environmental Quality Act and reflects the
26 County's independent judgment and analysis, and that EIR No. 453 is incorporated herein by reference.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental
28 Impact Report No. 453, **ADOPTS** the Mitigation Monitoring Plan, and **ADOPTS** General Plan

1 Amendment No. 662 (GPA00662) from Rural Mountainous (RM) and Estate Density Residential (EDR-
2 RC) to adopted Specific Plan No. 308 and to amend Figure 4 of the Lake Mathews/Woodcrest Area Plan,
3 entitled, "Lake Mathews/Woodcrest Area Plan Policy Areas" to show the boundary change of Specific
4 Plan No. 308, Amendment No. 1, as described herein and as shown on the exhibit entitled "Exhibit A,
5 GPA00662, SP00308A1".

6 **B. General Plan Amendment No. 727 (GPA00727)** is a proposal to amend the Land Use
7 Element by amending the Harvest Valley/Winchester Area Plan Land Use Map from **Very Low Density**
8 **Residential (VLDR)** within the Community Development Foundation Component (1 acre minimum lot
9 size) to **Specific Plan (SP)**, and in particular, **Specific Plan No. 344, a Community Development Specific**
10 **Plan**, on an approximately 318.4 acre site located northerly of Mapes Road, easterly of Briggs Road,
11 southerly of Mountain Avenue, and westerly of Menifee Road in the Homeland Zoning District of the
12 Fifth Supervisorial District, as shown on Exhibit No. 5, entitled, "CZ07076 SP00344 GPA00727
13 Proposed General Plan," a copy of which is attached hereto and incorporated herein by reference. This is
14 the "Trailmark" Specific Plan, Specific Plan No. 344 (SP 344). Additionally, GPA00727 proposes to
15 amend Figure 4 of the Harvest Valley/Winchester Area Plan, entitled, "Harvest Valley/Winchester Area
16 Plan Policy Areas" to show the boundary of SP 344 and to amend Table 3 of the Harvest Valley
17 /Winchester Area Plan to list SP 344 (Trailmark). In addition to SP 344, this amendment is associated
18 with Change of Zone No. 7076 (CZ 7076), and Tentative Tract Map No. 35045. SP 344 and CZ 7076
19 were considered concurrently with GPA00727 at the public hearings before the Planning Commission on
20 October 28, 2009 and the Board of Supervisors on December 22, 2009. Tentative Tract Map No. 35045
21 (TM 35045) was considered and approved at the public hearings before the Planning Commission on May
22 5, 2010. Planning Commission Resolution No. 2010-02 Certifying Environmental Impact Report No. 482
23 and Approving Tentative Tract Map No. 35054, a copy of which is attached hereto and incorporated
24 herein by reference, was adopted by the Planning Commission on May 5, 2010. Resolution No. 2010-001
25 Certifying Environmental Impact Report No. 482 and Adopting Specific Plan No. 344 (Trailmark), a copy
26 of which is attached hereto and incorporated herein by reference, was adopted by the Board of
27 Supervisors on May 25, 2010. SP344 is a proposal consisting of a land use plan, design guidelines and
28 designation of planning areas associated with the development of "Trailmark" Specific Plan, which

1 includes 318.4 acres for residential, open space, and public facility land uses. The project proposes 714
2 residential dwelling units on 170.4 acres of the project site, 106.6 acres of open space, 41 acres of water
3 detention facilities, 37.8 acres of natural open space, a 16.3 acre school site, and a 0.7 acre day care
4 center site as a public facility land use. CZ 7076 proposes to change the current zoning from Rural
5 Residential (R-R) to Specific Plan (SP), develop the SP zoning text, and establish Planning Areas and
6 Design Standards. TM 35045 is a Schedule "A" subdivision of 318 acres into 702 single family
7 residential lots, and 15 open space lots.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
9 this matter, both written and oral, including Certification of Environmental Impact Report No. 482, that:

- 10 1. The site is located in the Harvest Valley/Winchester Area Plan.
- 11 2. The Harvest Valley/Winchester Area Plan Land Use Map determines the extent, intensity,
12 and location of land uses within the Harvest Valley/Winchester Area.
- 13 3. The site is currently designated Very Low Density Residential (VLDR) with a 1 acre
14 minimum lot size on an approximately 318.4 gross acre site within the Community
15 Development Foundation Component.
- 16 4. General Plan Amendment No. 727 proposes to change the Harvest Valley/Winchester Area
17 Plan land use designation on approximately 318.4 acres from Very Low Density Residential
18 (VLDR) within the Community Development Foundation Component to Specific Plan No.
19 344, which is designated as a Community Development Specific Plan.
- 20 5. Surrounding land use designations include: Very Low Density Residential (VLDR-RC)
21 with a 1 acre minimum lot size within the Rural Community Foundation Component and
22 Commercial Retail (CR) to the north; Very Low Density Residential (VLDR-RC) and
23 Medium Density Residential (MDR) allowing 2-5 dwelling units per acre to the east; Very
24 Low Density Residential with a 1 acre minimum lot size within the Community
25 Development Foundation (VLDR-CD), Low Density Residential with a ½ acre minimum
26 lot size within the Community Development Foundation, and Rural Mountainous (RM)
27 with a 10 acre minimum lot size to the west; and the City of Menifee to the south.
- 28 6. The site is currently zoned Rural Residential (R-R).

- 1 7. Change of Zone No. 7076 proposes to change the zoning on the size from Rural
2 Residential (R-R) to Specific Plan Zone (SP Zone).
- 3 8. The site is surrounded by properties zoned Residential Agricultural with a 1 acre minimum
4 lot size (R-A-1) and Rural Commercial (C-R) to the north, City of Menifee to the south,
5 Residential Agricultural with a 1 acre minimum lot size and a 10 acre minimum lot size
6 (R-A-1, R-A-10), and Mobile Home Subdivision and Mobile Home park (R-T) to the east,
7 and Rural Residential (R-R) and Light Agriculture with a 1 acre minimum lot size to the
8 west.
- 9 9. The site is currently vacant land.
- 10 10. Surrounding land uses include vacant land, scattered single family residential to the north,
11 south, east and west and several green house buildings are located to the north.
- 12 11. General Plan Amendment No. 727 is consistent with the goals and policies of the Harvest
13 Valley/Winchester Area Plan and with all policies of the Riverside County General Plan.
- 14 12. General Plan Amendment No. 727 does not involve a change in or conflict with the
15 Riverside County Vision, any General Plan Principle, or any Foundation Component
16 designation of the General Plan. The SP land use designation for the site is within the
17 same Community Development Foundation Component.
- 18 13. General Plan Amendment No. 727 would either contribute to the achievement of the
19 purposes of the General Plan or, at a minimum, would not be detrimental to them.
- 20 14. General Plan Amendment No. 727 will not be detrimental to public health, safety, and
21 welfare.
- 22 15. Special circumstances or conditions have emerged that were unanticipated in preparing the
23 General Plan.
- 24 16. The following potentially significant environmental impacts associated with the proposed
25 amendment and related cases (General Plan Amendment No. 727, Specific Plan No. 344,
26 Change of Zone No. 7076 and Tentative Tract Map No. 35045) were identified in
27 Environmental Impact Report No. 482: Land Use and Planning, Aesthetics, Agricultural
28 Resources, Air Quality (Point Source Emissions, Global Climate Change, Odor),

1 Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous
2 Materials, Hydrology and Water Quality, Noise, Public Services, Recreation,
3 Transportation and Traffic, Utility and Service Systems. These impacts will be avoided or
4 substantially lessened (reduced to a level of insignificance) by the mitigation measures
5 listed in the Planning Commission's Resolution No. 2010-02, Certifying Environmental
6 Impact Report No. 482 and Approving Tentative Tract Map No. 35045 and in Board of
7 Supervisors' Resolution No. 2010-001 Certifying Environmental Impact Report No. 482
8 and Adopting Specific Plan No. 344 (copies of which is attached hereto and incorporated
9 herein by reference in their entirety). Environmental Impact Report No. 482 also
10 addressed impacts on Land Use and Planning and Air Quality (Air Quality Management
11 Plan Consistency), Air Quality (Construction and Operational Emissions), Transportation
12 and Traffic (Cumulative Freeway Segments) which will be only partially avoided or
13 lessened by the mitigation measures listed in the Planning Commission's Resolution No.
14 2010-02. Accordingly, overriding findings were prepared in Planning Commission's
15 Resolution No. 2010-02 which are incorporated herein by reference.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
17 Environmental Impact Report ("EIR") No. 482 in evaluating the project, that EIR No. 482 is an accurate
18 and objective statement that complies with the California Environmental Quality Act and reflects the
19 County's independent judgment and analysis, and that EIR No. 482 is incorporated herein by reference.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental
21 Impact Report No. 482, **ADOPTS** the Mitigation Monitoring Plan and **ADOPTS** General Plan
22 Amendment No. 727 (GPA00727) from Very Low Density Residential (VLDR) to Specific Plan (SP) as
23 described herein and shown on the exhibit entitled "Exhibit 5, CZ07076, SP00334, GPA00727, Proposed
24 General Plan;" to amend Figure 4 of the Harvest Valley/Winchester Area Plan, entitled, "Harvest
25 Valley/Winchester Area Plan Policy Areas" to show the boundary of Specific Plan No. 344, Trailmark;
26 and to amend Table 3 of the Harvest Valley/Winchester Area Plan to list Specific Plan No. 344,
27 Trailmark.

28 C. **General Plan Amendment No. 827 (GPA00827)** is a proposal to amend the Land Use

1 Element by amending the Eastvale Area Plan Land Use Map designation from **Light Industrial (LI)**
2 (Floor Area Ratio of 0.25 to 0.60) and **Medium Density Residential (MDR)** (2-5 dwelling units per acre)
3 to **Specific Plan (SP)**, and in particular, Specific Plan No. 358- The Ranch at Eastvale, a Community
4 Development Specific Plan on an approximately 119.9 gross acre site, within the Community
5 Development Foundation Component, located southerly of the San Bernardino County Line (City of
6 Chino), northerly of Prairie Smoke Road, easterly of Hellman Avenue, and westerly of the Cucamonga
7 Creek in the Prado-Mira Loma Zoning District of the Second Supervisorial District, as shown on the
8 exhibit entitled "GPA00827 CZ07345 SP00358 Proposed General Plan," a copy of which is attached
9 hereto and incorporated herein by reference. The amendment also proposes to amend Figure 4 of the
10 Eastvale Area Plan to show the boundary of Specific Plan No. 358 - The Ranch at Eastvale and to amend
11 Table 3 of the Eastvale Area Plan to list Specific Plan 358 - The Ranch at Eastvale. This amendment is
12 associated with Specific Plan No. 358 (SP 358) and Change of Zone No. 7345 (CZ 7345), which were
13 considered concurrently with this amendment at the public hearings before the Planning Commission on
14 April 15, 2009 and the Board of Supervisors on June 30, 2009. Resolution No. 2010-079 Certifying
15 Environmental Impact Report No. 498 and Adopting Specific Plan No. 358 (The Ranch at Eastvale), a
16 copy of which is attached hereto and incorporated herein by reference, was adopted by the Board of
17 Supervisors on May 25, 2010. SP 358 proposes a land use plan, development standards, design and
18 landscaping guidelines, and designation of nine (9) planning areas for industrial and commercial
19 developments. Specifically, SP 358 proposes the construction of approximately 267,200 square feet of
20 commercial/retail development on 17.5 acres; approximately 801,500 square feet of light industrial
21 development on 42.9 acres, approximately 1,121,100 square feet of business park development on 47.7
22 acres, and the remaining area would be devoted to approximately 11.8 acres for major roads. CZ 7345
23 proposes to change the existing Zoning Classification from Heavy Agriculture with a 10 acre minimum
24 (A-2-10) to Specific Plan (SP) which will reflect the proposed project's land use designation and
25 development standards.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
27 on this matter, both written and oral, including Environmental Impact Report No. 498, that:

- 28 1. The site is located in the Eastvale Area Plan.

- 1 2. The Eastvale Area Plan Land Use Map determines the extent, intensity, and location of
- 2 land uses within the Eastvale Area Plan.
- 3 3. General Plan Amendment No. 827 is coterminous with the boundaries of Specific Plan No.
- 4 358.
- 5 4. The site is currently designated Light Industrial (LI), allowing a Floor Area Ratio of 0.25
- 6 to 0.60, and Medium Density Residential (MDR), allowing 2-5 dwelling units per acre, on
- 7 approximately 119.9 gross acres within the Community Development Foundation
- 8 Component.
- 9 5. General Plan Amendment No. 827 proposes to change the land use designation from Light
- 10 Industrial (LI) and Medium Density Residential (MDR) to Specific Plan (SP) No. 358 -
- 11 The Ranch at Eastvale within the Community Development Foundation Component.
- 12 6. Surrounding properties are designated as Light Industrial (LI) and Medium Density
- 13 Residential (MDR) to the south and Water (W) within the Open Space Foundation to the
- 14 east. The north and west boundary of the site is the San Bernardino County line and the
- 15 adjacent properties are within the City of Chino with land use designations of Agricultural,
- 16 Light Industrial, and Airport Related.
- 17 7. The site is currently zoned Heavy Agriculture with a 10 acre minimum lot size (A-2-10).
- 18 8. A change of zone to Specific Plan (SP) is being processed concurrently with this general
- 19 plan amendment.
- 20 9. The site is bordered by properties zoned as Heavy Agriculture with a 10 acre minimum lot
- 21 size (A-2-10) to the east, Industrial Park (I-P) and One-Family Dwellings (R-1) to the
- 22 south. The north and west boundary of the site is the San Bernardino County line and the
- 23 adjacent properties are within the City of Chino with Agricultural, Light Industrial, and
- 24 Airport Related zoning.
- 25 10. Specific Plan No. 358 is comprised of nine (9) Planning Areas as follows: two (2) Light
- 26 Industrial Planning Areas totaling 42.9 acres, five (5) Business Park Planning Areas
- 27
- 28

1 totaling 47.7 acres, and two (2) Commercial Retail Planning Areas totaling 17.5 acres.
2 The Specific Plan also proposes 8.0 acres of non-structural uses within a Southern
3 California Edison easement and 11.8 acres of major roads for a total 119.9 acre site.

4 11. Surrounding land uses include Light Industrial to the east and Medium Density Residential
5 to the south, with the San Bernardino County line to the north and west.

6 12. General Plan Amendment No. 827 does not involve a change in or conflict with the
7 Riverside County Vision.

8 13. General Plan Amendment No. 827 does not involve a change in or conflict with any
9 General Plan Principle.

10 14. General Plan Amendment No. 827 does not involve a change in or conflict with any
11 Foundation component designation in the General Plan. The proposed Land Use
12 designation for the site is within the same Community Development Foundation
13 Component.

14 15. General Plan Amendment No. 827 would either contribute to the achievement of the
15 purposes of the General Plan or, at a minimum, would not be detrimental to them.

16 16. Special circumstances or changes have emerged that were unanticipated in preparing the
17 General Plan.

18 17. General Plan Amendment No. 827 is consistent with the goals and policies of the Eastvale
19 Area Plan and with all the policies of the Riverside County General Plan.

20 18. General Plan Amendment No. 827 will not be detrimental to public health, safety, and
21 welfare.

22 19. The following potentially significant environmental impacts associated with the proposed
23 amendment and related cases (General Plan Amendment No. 827, Specific Plan No. 358
24 and Change of Zone No. 7345) were identified in Environmental Impact Report No. 498:
25 Biological Resources, Cultural Resources, Geology/Soils, Hazards and Hazardous
26 Materials, Hydrology/Water Quality, Public Services, and Utilities/Service Systems.
27 These impacts will be avoided or substantially lessened (reduced to a level of
28 insignificance) by the mitigation measures listed in Board of Supervisors' Resolution No.

1 2010-079 Certifying Environmental Impact Report No. 498 and Adopting Specific Plan
2 No. 358 (a copy of which is attached hereto and incorporated herein by reference in its
3 entirety). Environmental Impact Report No. 498 also addressed potential impacts on
4 Agricultural Resources, Air Quality, Noise, and Transportation and Traffic which will be
5 only partially avoided or lessened by the mitigation measures listed in Resolution No.
6 2010-079. Accordingly, overriding findings were prepared in Resolution No. 2010-079
7 which are incorporated herein by reference.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
9 Environmental Impact Report (“EIR”) No. 498 in evaluating the project, that EIR No. 498 is an accurate
10 and objective statement that complies with the California Environmental Quality Act and reflects the
11 County’s independent judgment and analysis, and that EIR No. 498 is incorporated herein by reference.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental
13 Impact Report No. 498, **ADOPTS** the Mitigation Monitoring Plan and **ADOPTS** General Plan
14 Amendment No. 827 (GPA00827) from Light Industrial (LI) (Floor Area Ratio of 0.25 to 0.60) and
15 Medium Density Residential (MDR) (2-5 dwelling units per acre) to Specific Plan (SP) as described
16 herein and as shown on the exhibit entitled “GPA00827 CZ07345 SP00358 Proposed General Plan;” to
17 amend Figure 4 of the Eastvale Area Plan to show the boundary of Specific Plan No. 358 - The Ranch at
18 Eastvale and to amend Table 3 of the Eastvale Area Plan to list Specific Plan 358 - The Ranch at Eastvale.

19 **D. General Plan Amendment No. 859 (GPA00859)** is a proposal to amend the Land
20 Use Element by amending the Jurupa Area Plan Land Use Map designation from **Low Density**
21 **Residential (LDR)** (½ acre minimum lot size) to **Light Industrial (LI)** (Floor Area Ratio of 0.25 to 0.60)
22 on an approximately 30.12 gross acre site, within the Community Development Foundation Component,
23 located northerly of Van Buren Boulevard, and easterly of Bain Street in the Glen Avon zoning district of
24 the Second Supervisorial District, as show on Exhibit No. 6, entitled “GPA00859 CZ07517 Proposed
25 General Plan,” a copy of which is attached hereto and incorporated herein by reference. This amendment
26 is associated with Change of Zone No. 7517 (CZ7517) which was considered concurrently with this
27 amendment at the public hearings before the Planning Commission on August 19, 2009 and the Board of
28

1 Supervisors on February 9, 2010. CZ7517 proposes to change the existing zoning classification from
2 Light Agriculture (A-1) and One Family Dwellings (R-1) to Manufacturing Service Commercial (M-SC).

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
4 on this matter, both written and oral, including Environmental Assessment No. 41376, that:

- 5 1. The project site is located in the Jurupa Area Plan.
- 6 2. The Jurupa Land Use Map determines the extent, intensity and location of land uses within
7 the Jurupa Area.
- 8 3. The site is currently designated Low Density Residential (LDR) (1/2 acre minimum lot
9 size) on approximately 30.12 gross acres within the Community Development Foundation
10 Component.
- 11 4. General Plan Amendment No. 859 proposes to change the land use designation on the site
12 to Light Industrial (LI) (0.25-0.60 floor area ratio) within the Community Development
13 Foundation Component.
- 14 5. The site is bordered by properties designated as Low Density Residential (LDR) to the
15 north and east, Business Park (BP) and Commercial Retail (CR) to the south and Light
16 Industrial (LI) to the west. All surrounding properties are within the Community
17 Development Foundation Component.
- 18 6. The site is currently zoned Light Agriculture (A-1) and One Family Dwelling (R-1) and is
19 surrounded by properties which are zoned One Family Dwelling (R-1) to the north and
20 east, Rural Residential (R-R) to the west and Manufacturing-Service Commercial (M-SC)
21 to the south.
- 22 7. Change of Zone No. 7517 would change the zoning on the site from Light Agriculture (A-
23 1) and One Family Dwelling (R-1) to Manufacturing-Service Commercial (M-SC) and is
24 being processed concurrently with this general plan amendment.
- 25 8. The surrounding land uses include general commercial and industrial uses.
- 26 9. General Plan Amendment No. 859 does not involve a change in or conflict with the
27 Riverside County Vision. The proposed amendment conforms to the fundamental values
28 stated in the Riverside County Integrated Plan Vision.

- 1 10. General Plan Amendment No. 859 does not involve a change in or conflict with any
2 General Plan Principle.
- 3 11. General Plan Amendment No. 859 does not involve a change in or conflict with any
4 Foundation Component designation. The proposed land use designation is within the same
5 the Community Development Foundation Component.
- 6 12. General Plan Amendment No. 859 would either contribute to the achievement of the
7 purposes of the General Plan or, at a minimum, would not be detrimental to them.
- 8 13. General Plan Amendment No. 859 will protect public health, safety and welfare through
9 project design.
- 10 14. Special circumstances or conditions have emerged that were unanticipated in preparing the
11 General Plan.
- 12 15. The proposed amendment is compatible with the present and future logical development of
13 the area.
- 14 16. The findings of the initial study performed pursuant to Environmental Assessment No.
15 41376, a copy of the Mitigated Negative Declaration is attached hereto, are incorporated
16 herein by reference. The Environmental Assessment determined that the proposed general
17 plan amendment, and change of zone (“the project”) would have unavoidable impacts on,
18 or be impacted by, Geology/Soils, Hydrology/Water Quality and Transportation/Traffic.
19 However, it was determined that each of these impacts was insignificant or would be
20 mitigated to a level of non-significance through the application of adopted County
21 ordinances, through the measures indicated in the initial study, and through conditions of
22 approval (including referenced government agency letters) applied to the associated
23 project. The initial study concluded that the project, as mitigated, would not have a
24 significant effect on the environment.
- 25 17. The proposed amendment is consistent with the goals and policies of the Jurupa Area Plan
26 and with all policies of the Riverside County General Plan.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
28 Negative Declaration for Environmental Assessment No. 41376, and **ADOPTS** General Plan Amendment

1 No. 859 (GPA00859) from Low Density Residential within the Community Development Foundation
2 (LDR) to Light Industrial (LI), as described herein, and as show on Exhibit No. 6 entitled "GPA00859
3 CZ07517 Proposed General Plan."

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

7
8 G:\Property\TNorth\GPA Amendment Materials\Board Resolution 2010-second cycle GPA.doc

9
10 **ROLL CALL:**

11 Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley
12 Nays: None
13 Absent: None

14 The foregoing is certified to be a true copy of a resolution duly
15 adopted by said Board of Supervisors on the date therein set forth.

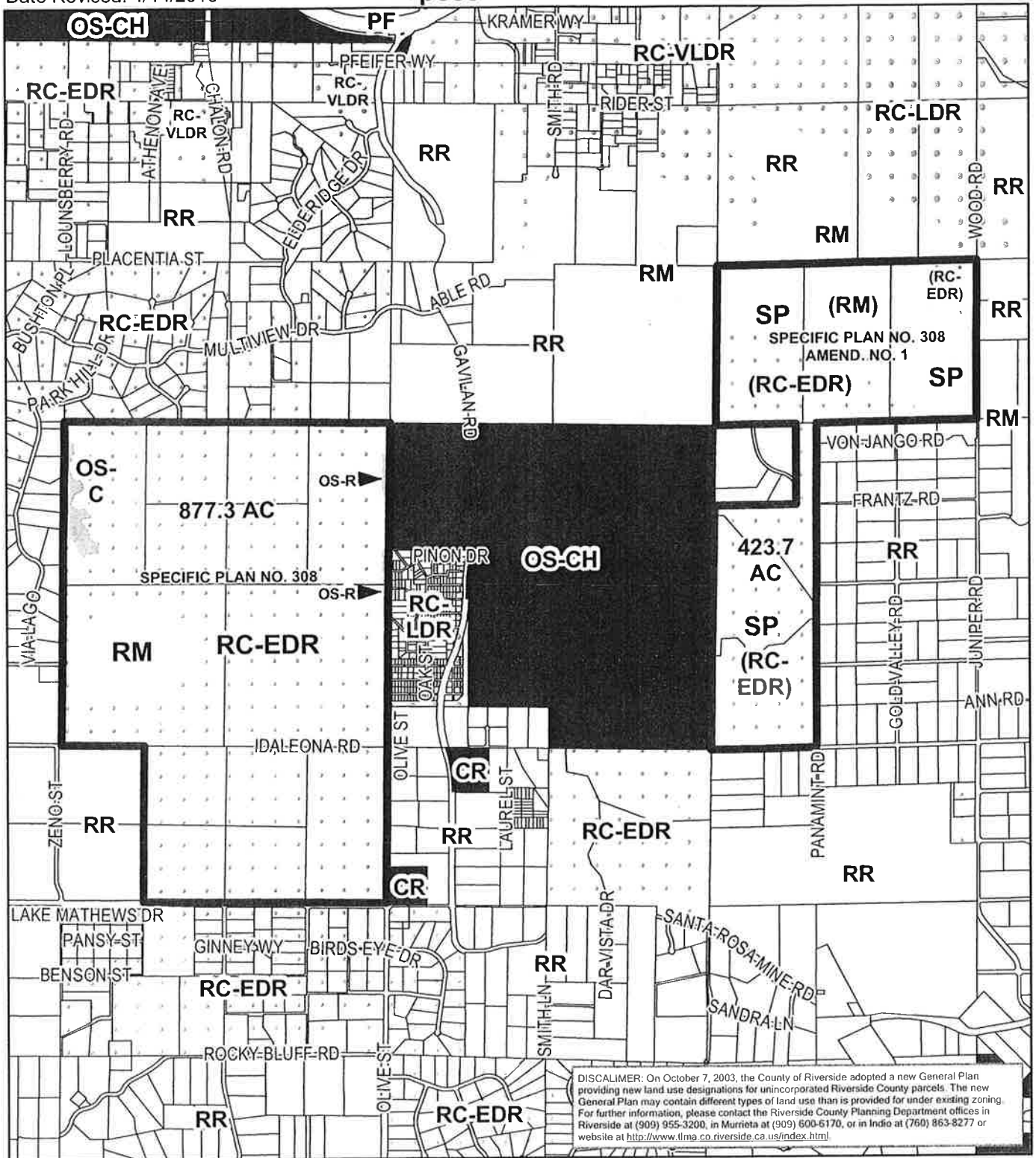
16 **KECIA HARPER-IHEM, Clerk of said Board**

17 By: _____
18 Deputy

GPA00662 CZ06730

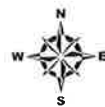
Specific Plan No. 308, Amendment No. 1

Proposed General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Gavilan Hills
 Township/Range: T4SR5W
 Section: 23 & 26



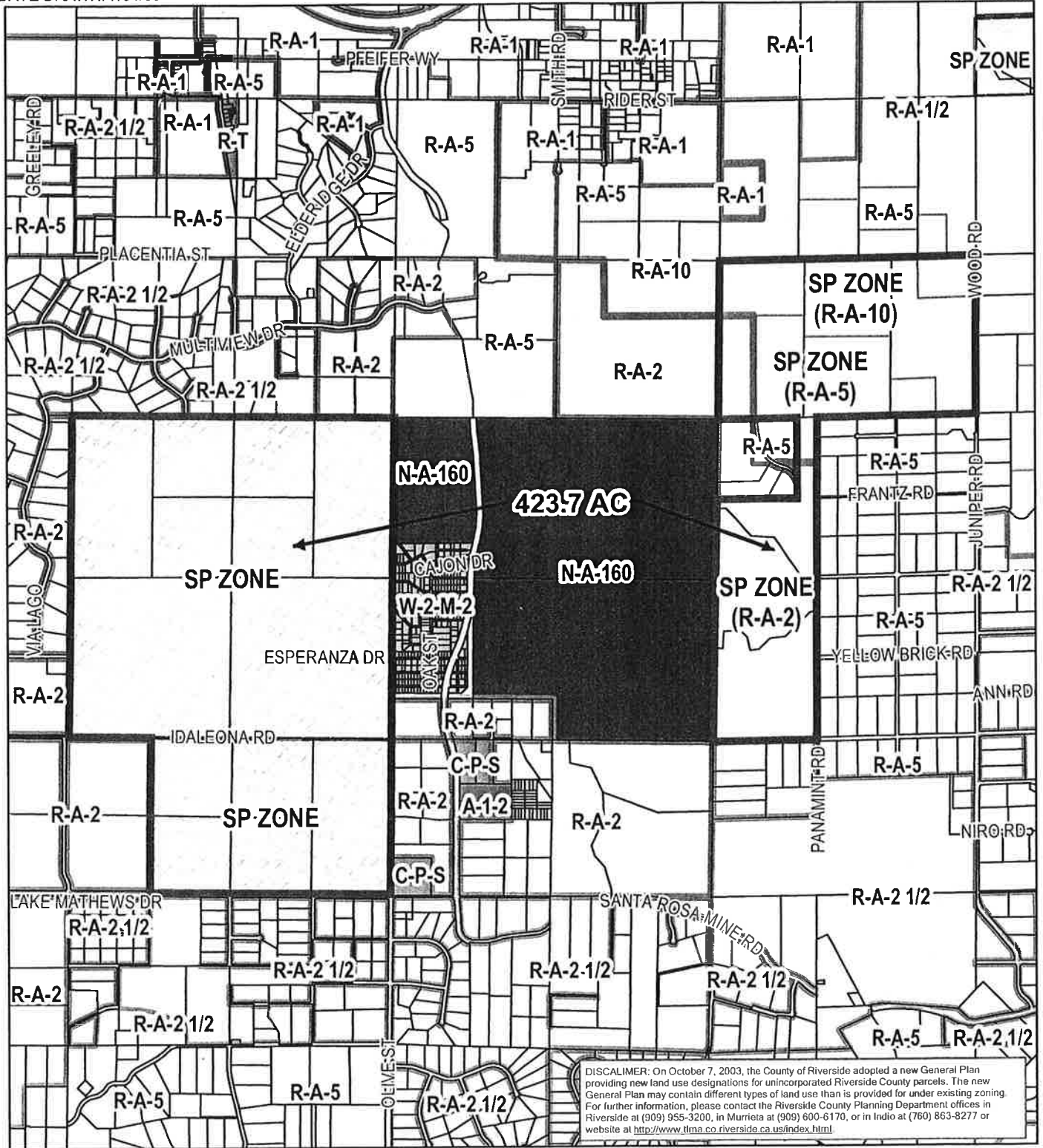
Assessors 287-21 & 22
 Bk. Pg. 289-21
 Thomas 321-15 & 16
 Dos. Pg. 805 H2

Supervisor Buster
 District 1
 DATE DRAWN: 7/31/08

CZ06730 GPA00662

Planner: Nicole Berumen
 Date: 8/20/08
 Exhibit 3

PROPOSED ZONING



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

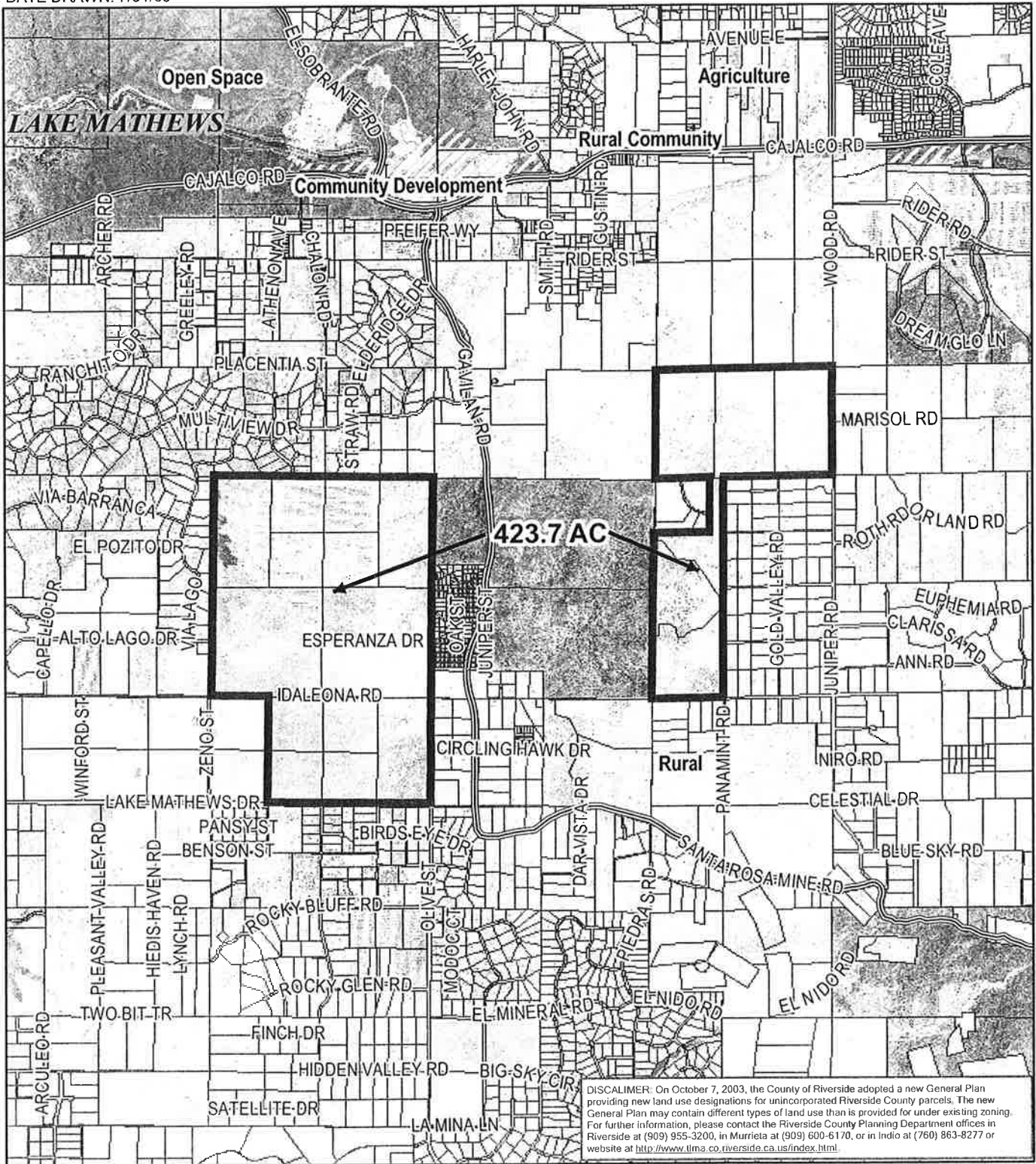
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Gavilan Hills
 Township/Range: T4SR5W
 Section : 23 & 26



Assessors 287-21 & 22
 Bk. Pg. 289-21
 Thomas 321-15 & 16
 Bros. Pg. 805 H2

CZ06730 GPA00662
DEVELOPMENT OPPORTUNITY



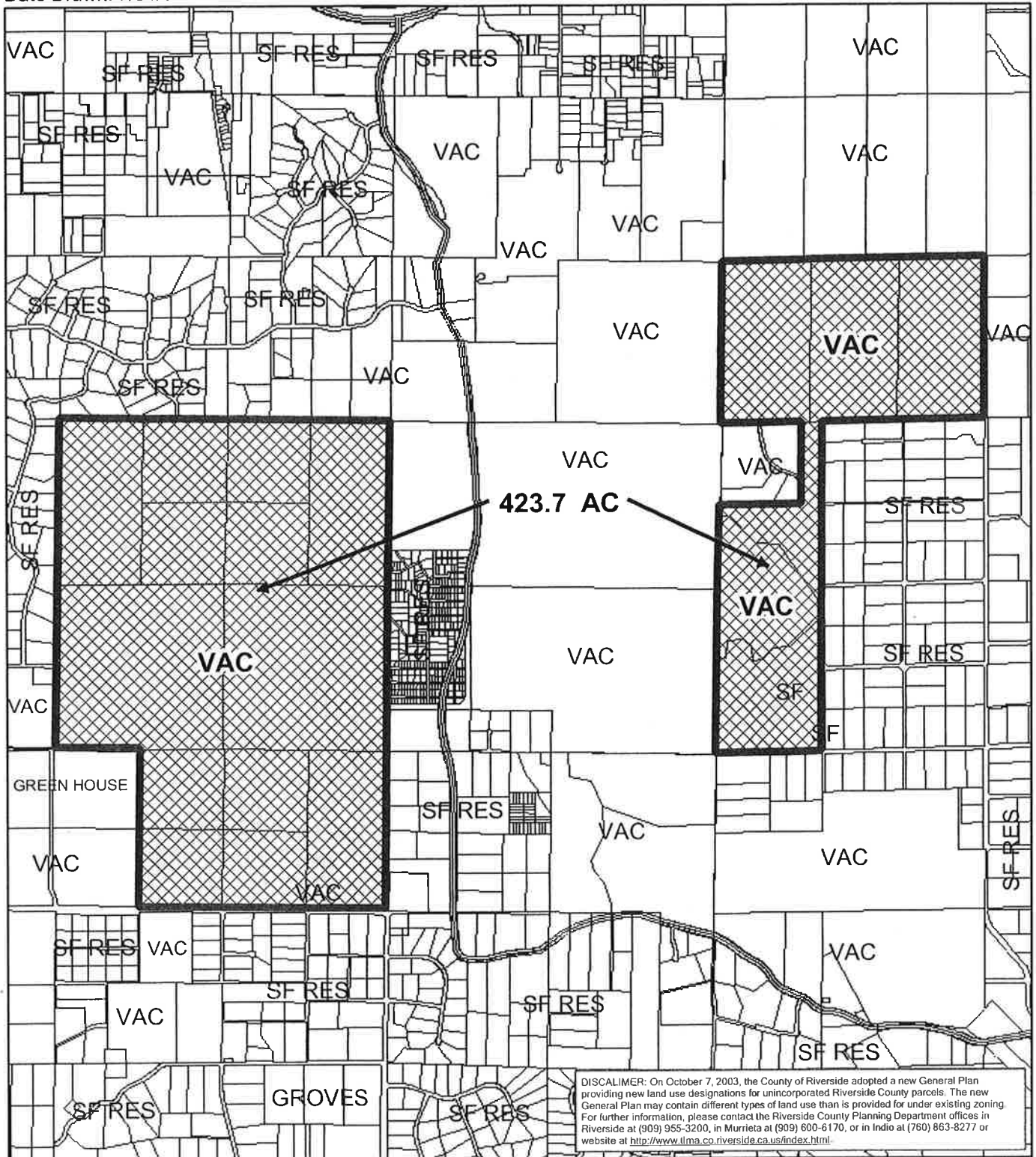
RIVERSIDE COUNTY PLANNING DEPARTMENT

District
 Plan: Gavilan Hills
 Township/Range: T4SR5W
 SECTION: 23 & 26



ASSESSORS 287-21 & 22
 BK. PG. 289-21
 321-15 & 16
 THOMAS
 BROS.PG 805 H2

Land Use



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Gavilan Hills
 Township/Range: T4SR5W
 Section : 23 & 26



0 1,375 2,750 5,500

Feet

Assessors 287-21 & 22
 Bk. Pg. 289-21
 Thomas 321-15 & 16
 Brno. Pg. 805 H2

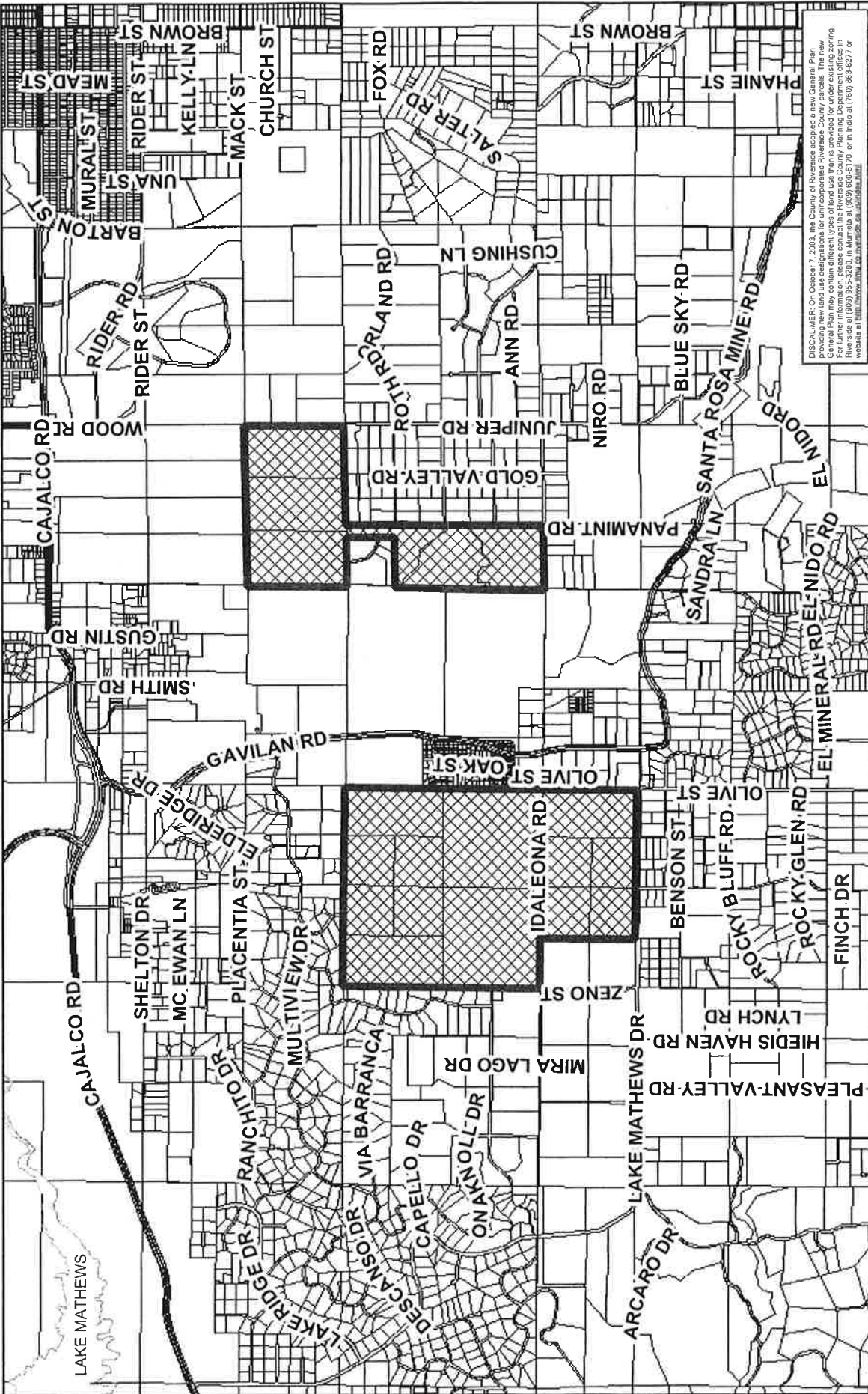
Supervisor Buster
District 1

CZ06730 GPA00662

Planner: Nicole Berumen
Date: 8/20/08
VICINITY MAP

Date Drawn: 7/31/07

VICINITY MAP



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 is available at <http://www.riverside.ca.gov/planning/plan.htm>. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-3200, in Murietta at (951) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.riverside.ca.gov/planning/plan.htm>.

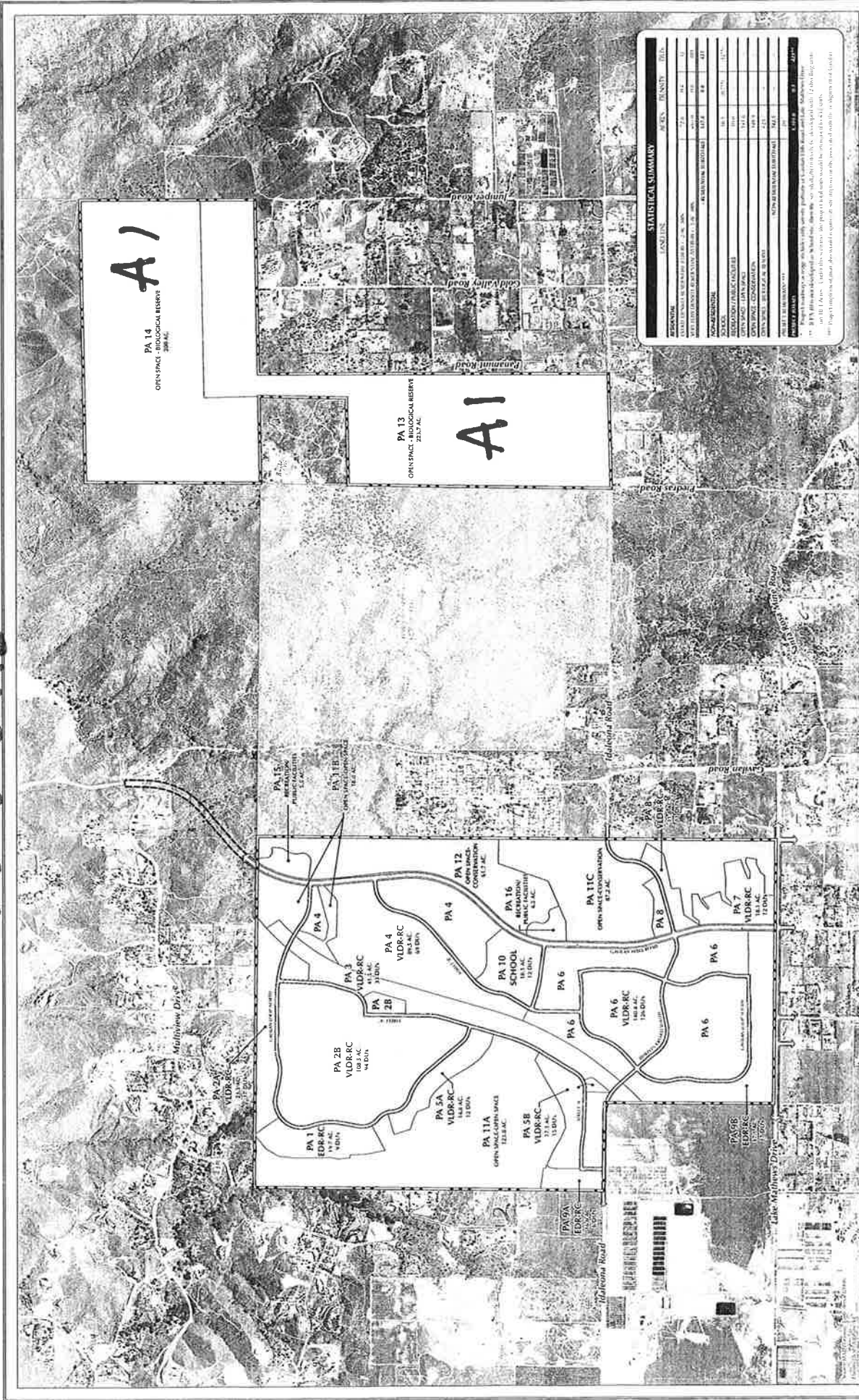
Zone
District: Gavilan Hills
Township/Range: T4SR5W
Section : 23 & 26

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 287-21 & 22
289-21
Thomas
Bros. Pg. 321-15 & 16
805 H2

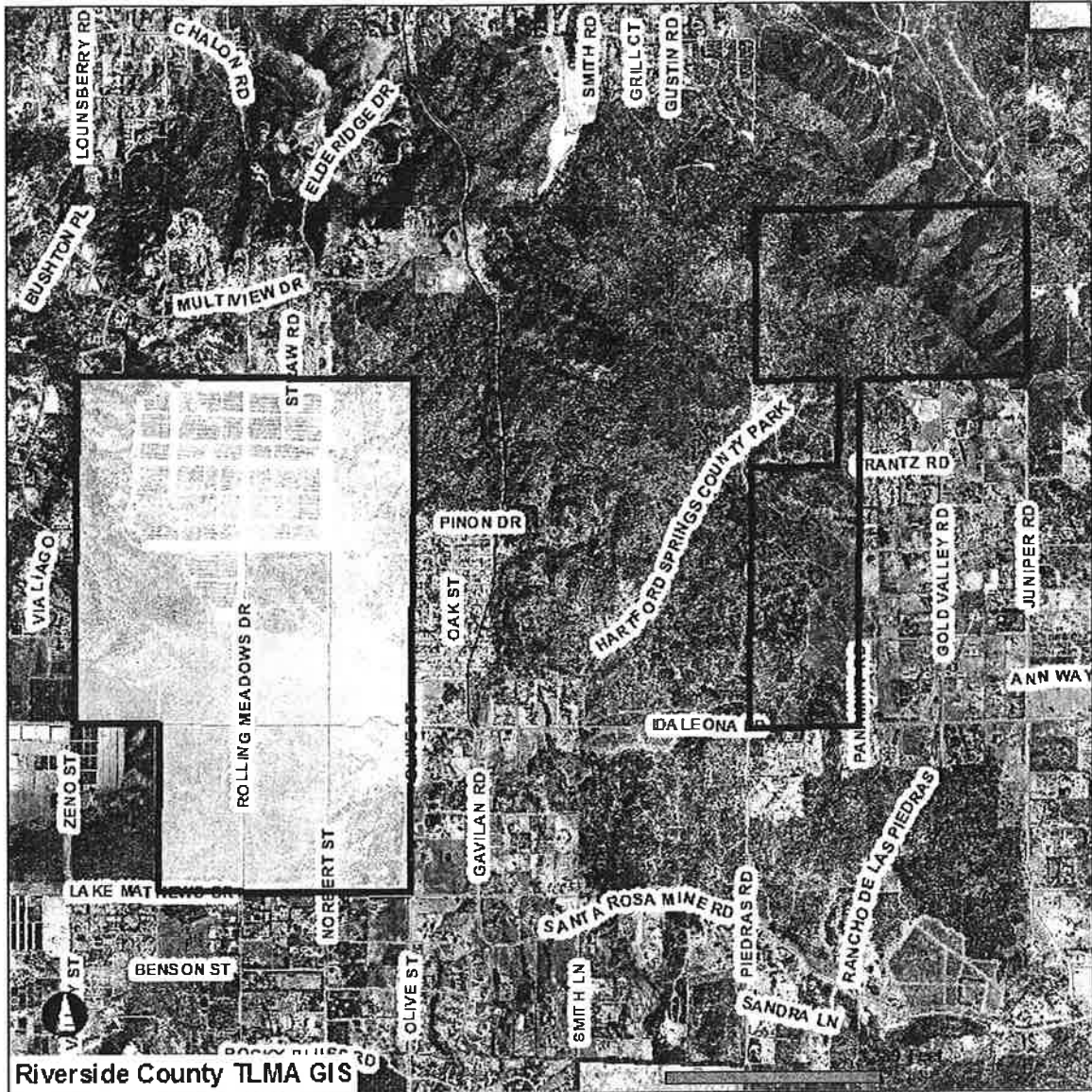


Exhibit A: GPA 662 SP00308 A1



STATISTICAL SUMMARY			
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PA 2B	17.00	1	0
PA 3	11.00	1	0
PA 4	89.00	1	0
PA 5A	12.00	1	0
PA 5B	11.00	1	0
PA 6	14.00	1	0
PA 7	18.00	1	0
PA 8	12.00	1	0
PA 9A	12.00	1	0
PA 9B	12.00	1	0
PA 10	18.00	1	0
PA 11A	12.00	1	0
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Specific Plan 308, Amendment No. 1



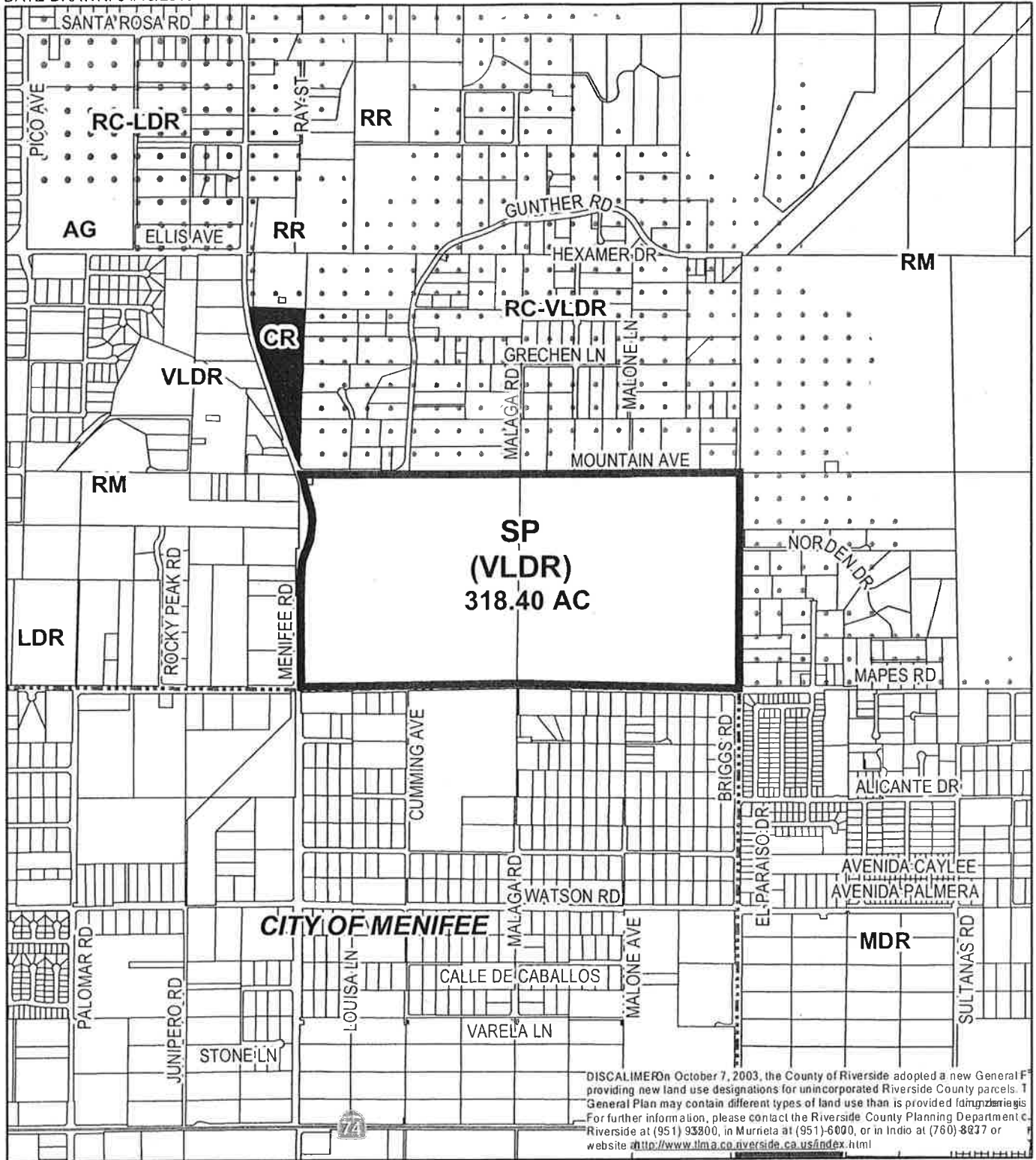
SPECIFIC PLAN

- CASE
 - CITY
 - INTERSTATES
 - HIGHWAYS
 - STREETS
- GAVILAN HILLS GOLF COURSE
 PLAN NUMBER: #308
 PLANNING AREA: NOT AVAILABLE
 ADOPTED DATE: 11/16/1999

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Mon Apr 12 13:12:09 2010



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. This General Plan may contain different types of land use than is provided for in the existing General Plan. For further information, please contact the Riverside County Planning Department, Riverside at (951) 938000, in Murrieta at (951) 6000, or in Indio at (760) 8837 or website <http://www.tlma.co.riverside.ca.us/index.html>

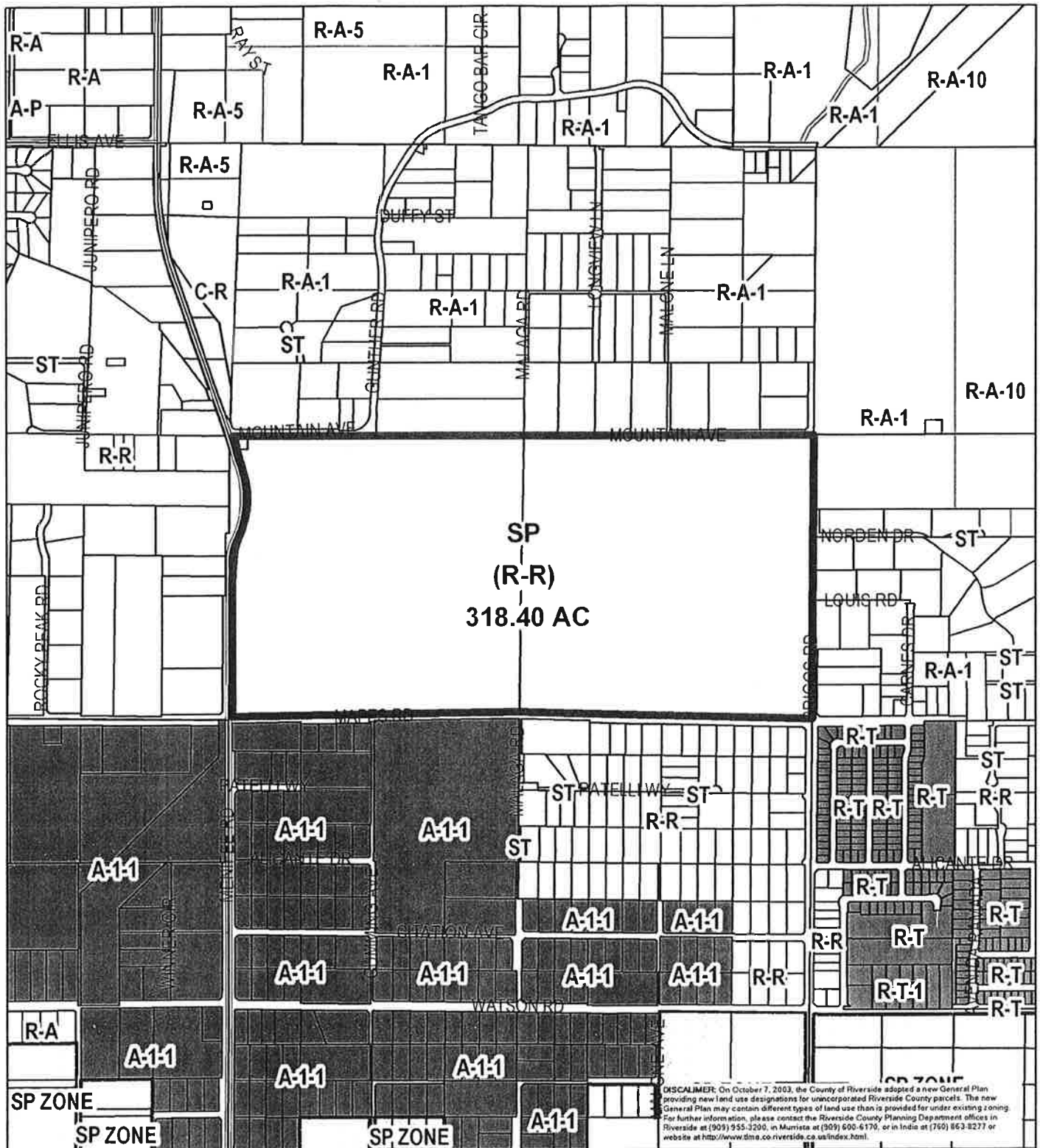
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Homeland**
 Township/Range: **T5SR3W**
 Section : 1



ASSESSORS
 BK. PG. 327-15
 THOMAS
 BROS.PG 808 H5

CZ07076 SP00344 GPA00727
PROPOSED ZONING



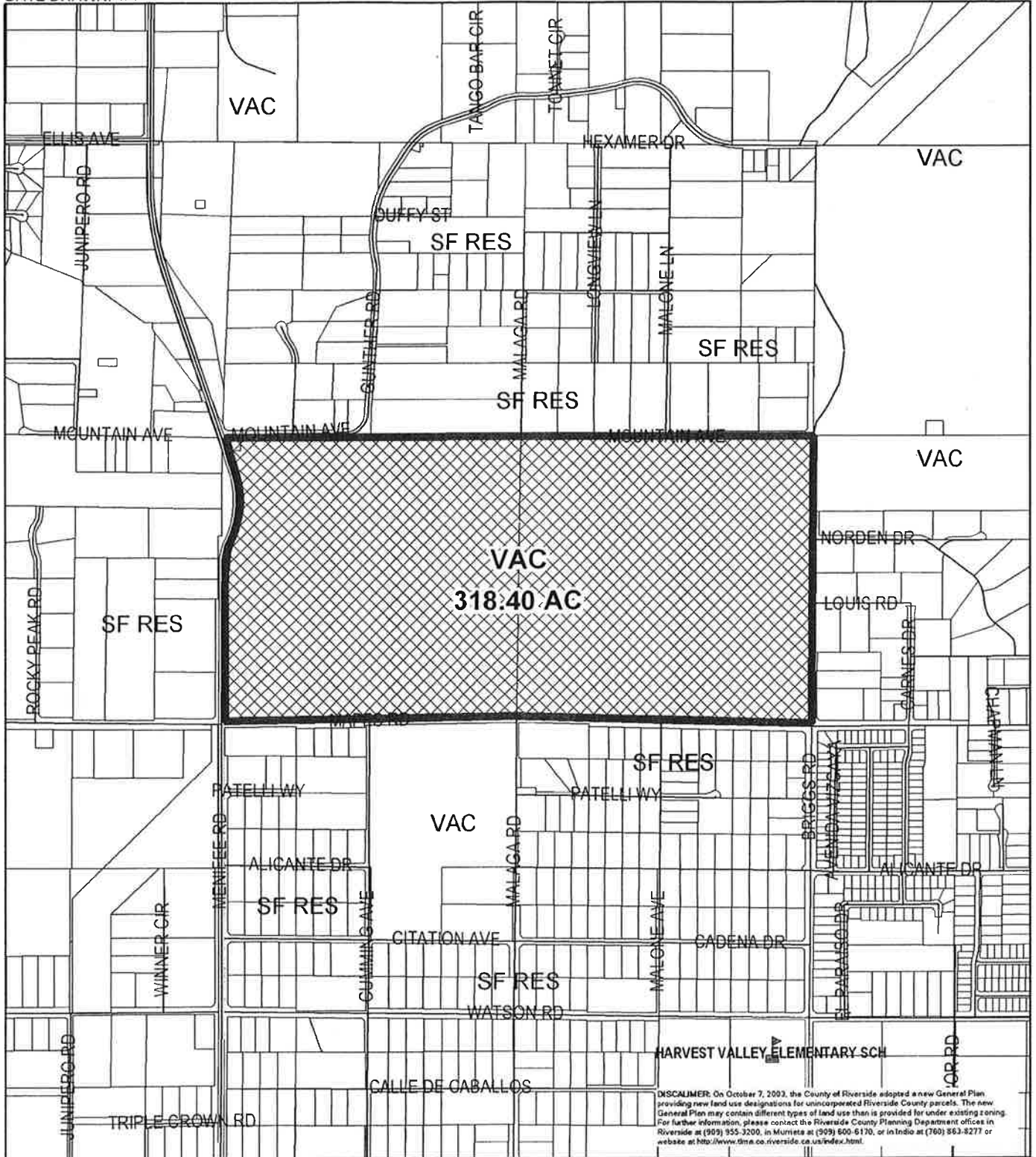
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Homeland**
 Township/Range: **T5SR3W**
 Section : 1



ASSESSORS
 BK. PG. 327-15
 THOMAS
 BROS.PG 808 H5

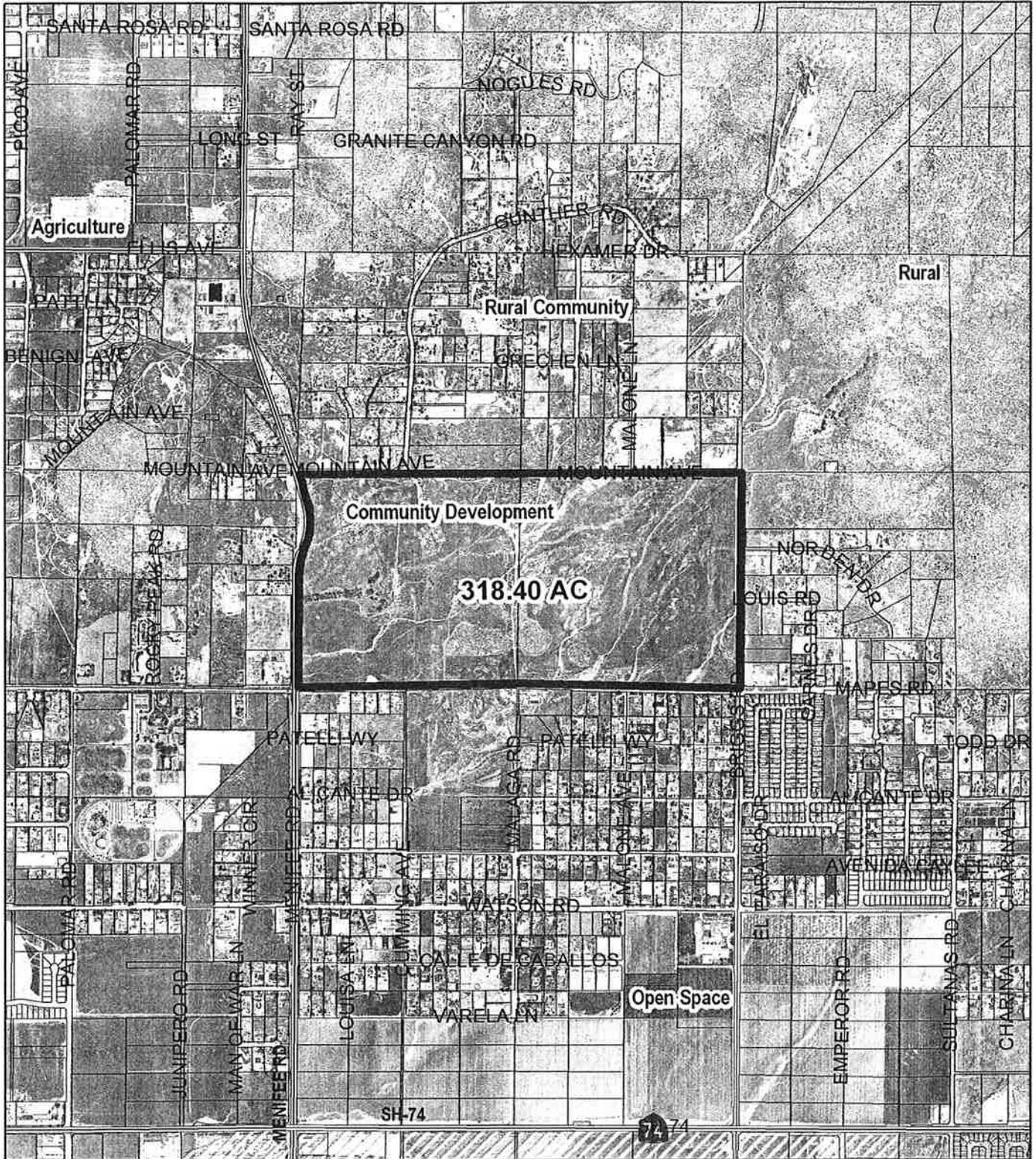


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **Homeland**
Township/Range: **T5SR3W**
Section : 1



ASSESSORS 327-15
BK. PG.
THOMAS 808 H5
BROS.PG



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: **Homeland**

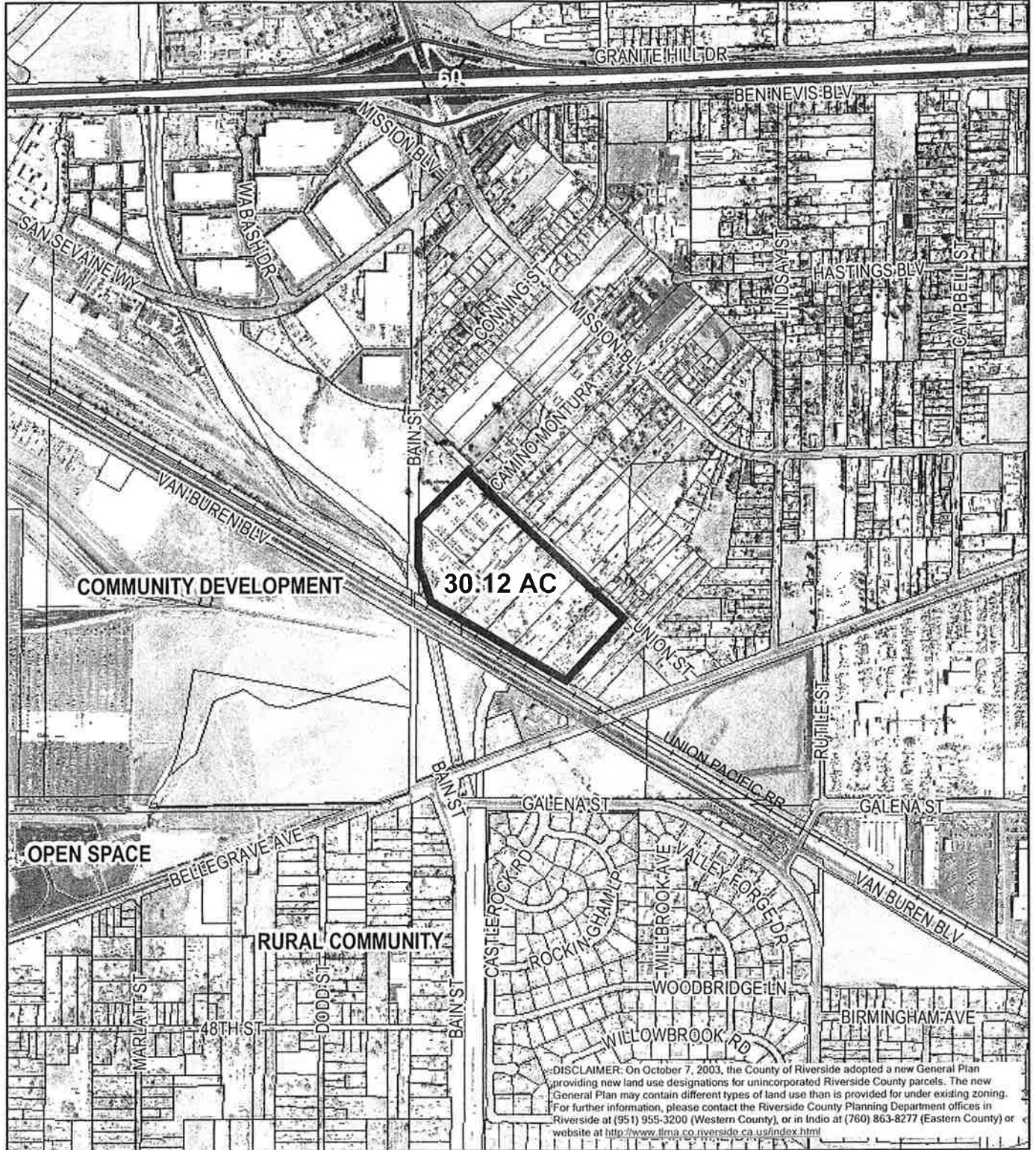
Township/Range: **T5SR3W**

SECTION: **1**



ASSESSORS BK. PG. **327-15**

THOMAS BROS.PG **808 H5**

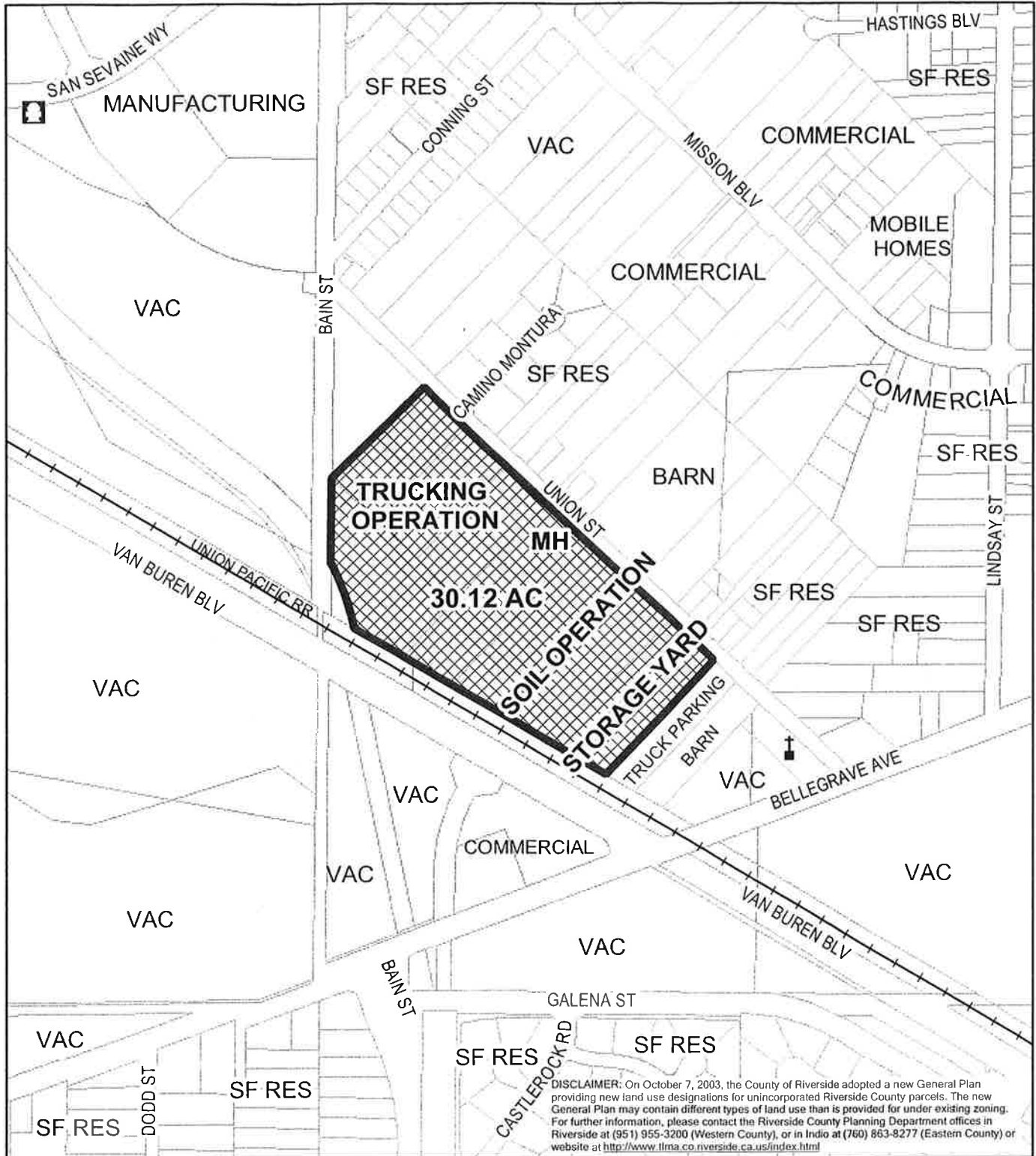


RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
 Township/Range: T2SR6W
 Section: 10

Assessors
 Bk. Pg. 170-32
 Thomas
 Bros. Pg. 684 A1





RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
 Township/Range: T2SR6W
 Section: 10



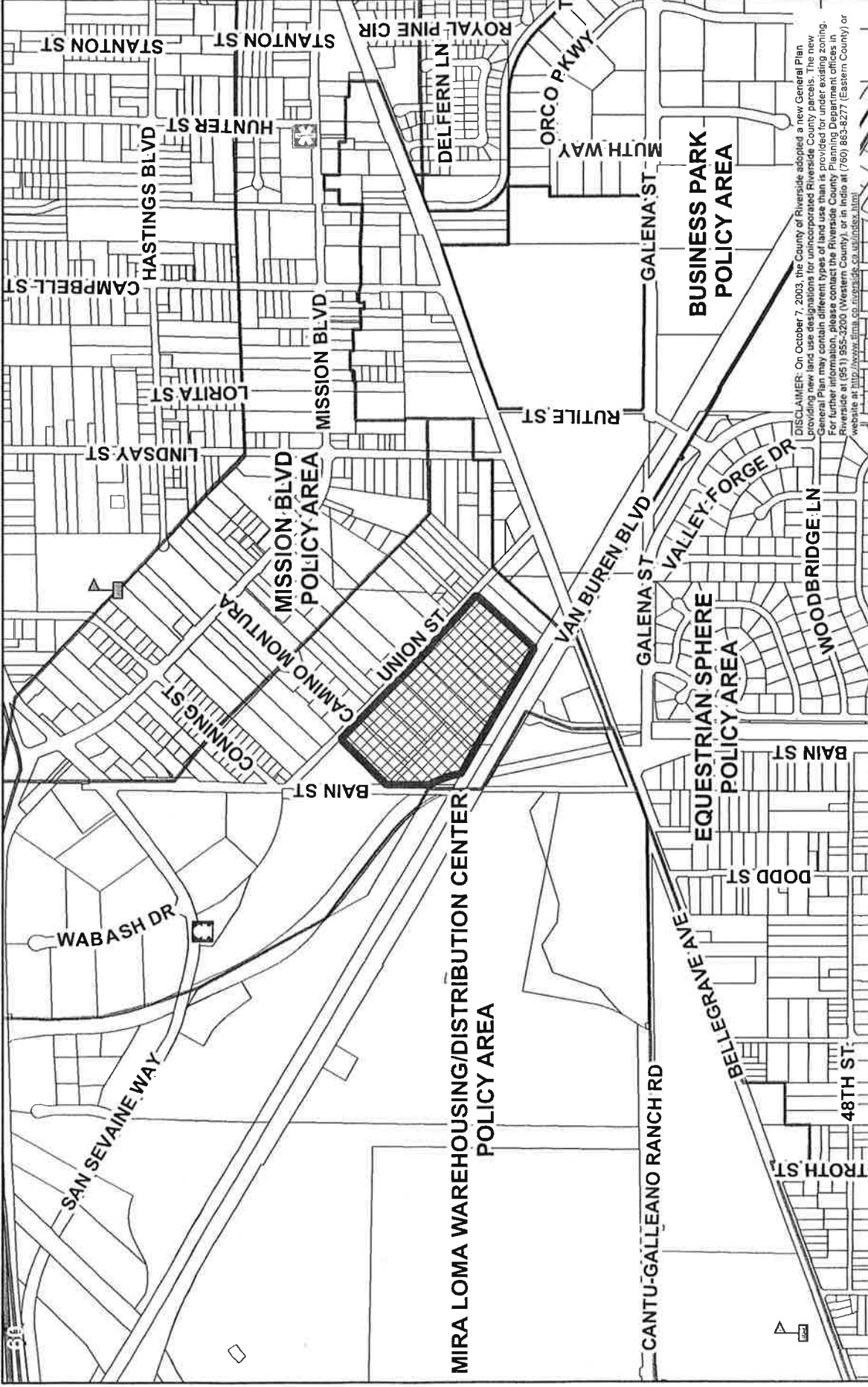
Assessors
 Bk. Pg. 170-32
 Thomas
 Bros. Pg. 684 A1



Supervisor Tavaglione
District 2
Date Drawn: 7/01/09

GPA00859 CZ07517 POLICY AREAS

Planner: Jeffery Childers
Date: 8/19/09
Exhibit 8



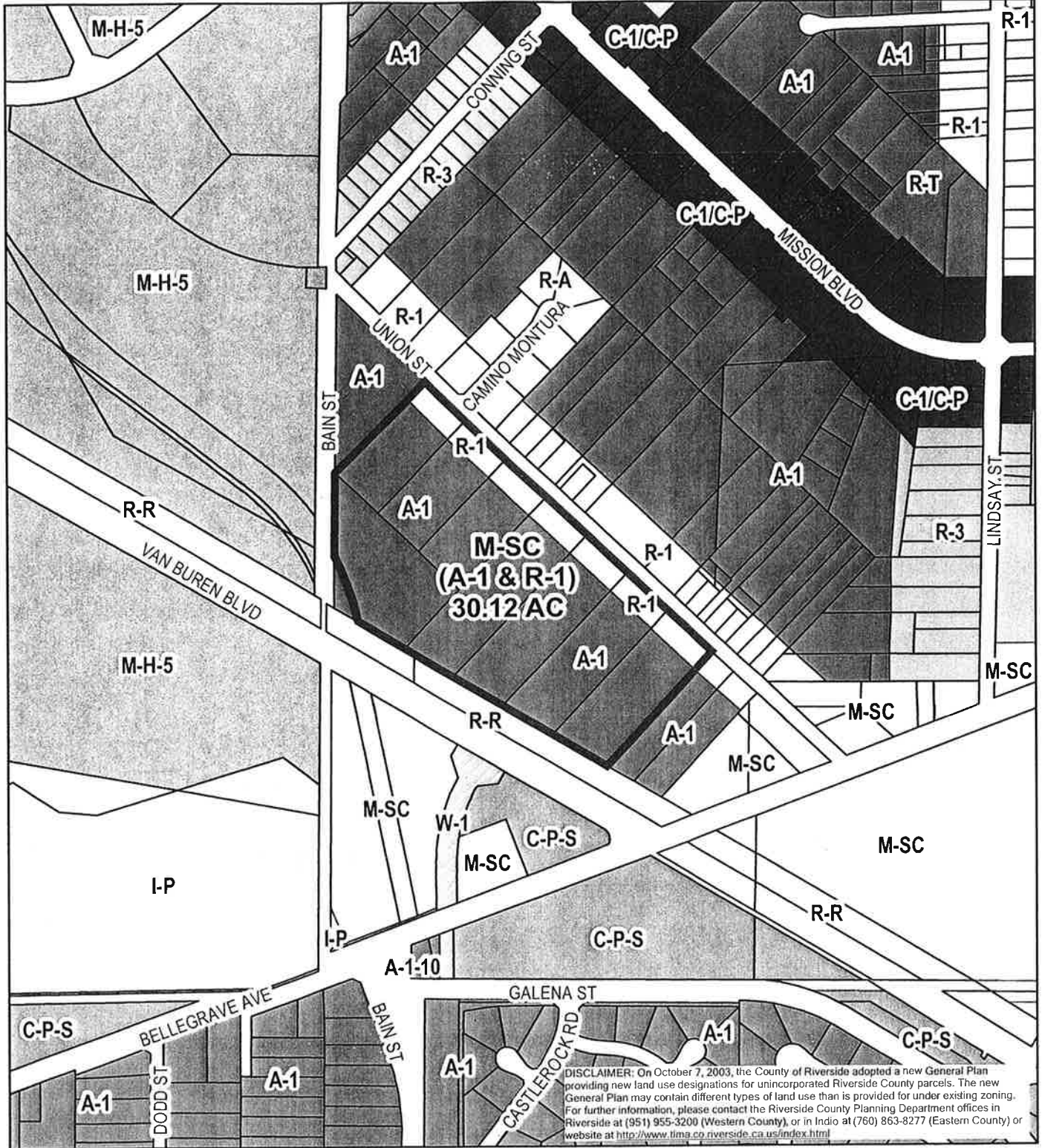
RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
Township/Range: T2SR6W
Section: 10

Assessors
Bk. Pg. 170-32
Thomas
Bros. Pg. 684 A1



GPA00859 CZ07517
PROPOSED ZONING



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon
 Township/Range: T2SR6W
 Section : 10



Assessors
 Bk. Pg. 170-32
 Thomas
 Bros. Pg. 684 A1

Supervisor Tavaglione
District 2

Date Drawn: 7/1/09

GPA00859 CZ07517

Planner: Jeffery Childers
Date: 8/19/09

VICINITY MAP

VICINITY MAP



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.rivco.org/development/landuse/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Glen Avon

Township/Range: T2SR6W

Section : 10

Assessors

Bk. Pg. 170-32

Thomas

Bros. Pg. 684 A1

7,200

4,800

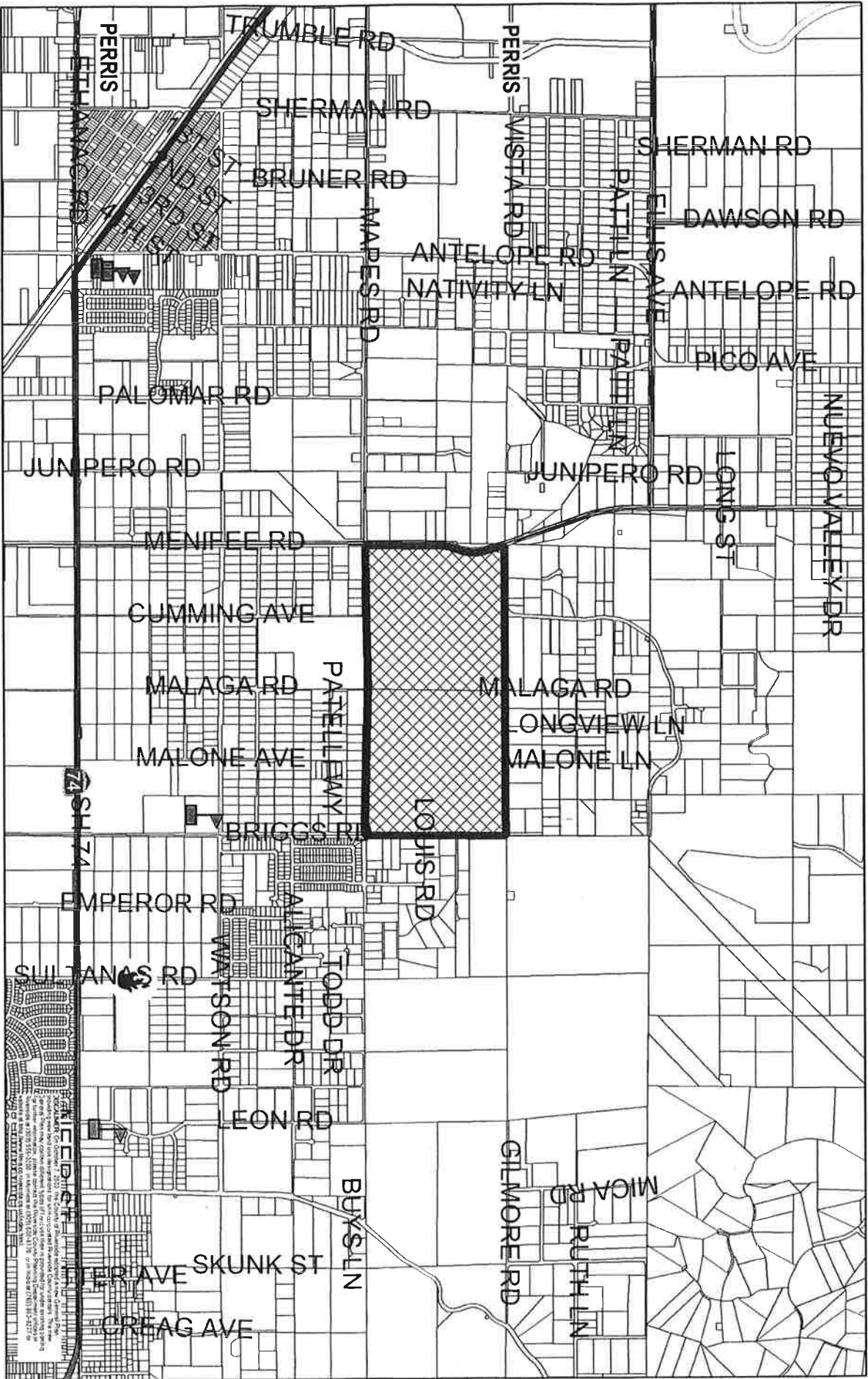
2,400

1,200

0

Feet

CZ07076 SP00344 GPA00727
 VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: **Homeland**
 District: **Homeland**
 Township/Range: **T55R33W**
 Section: **1**



ASSESSORS: **327-15**
 BK. PG.
 THOMAS
 BROS. PG **808 HS**

Product developed by the Riverside County Planning Department. The map is a representation of the current information available to the County Planning Department. The County Planning Department is not responsible for the accuracy of the information shown on this map. The County Planning Department is not responsible for the accuracy of the information shown on this map. The County Planning Department is not responsible for the accuracy of the information shown on this map.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

6/1/10
Date

kb
Initial

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, 9th 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.

General Plan Amendment No. 859, Change of Zone No. 7517, and Plot Plan No. 22794

Project Title/Case Numbers

Jeffery Childers
County Contact Person

951-955-3626
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

United Strategies, Inc.
Project Applicant

1881 Business Center, San Bernardino, CA 92408
Address

In the Glen Avon community of the Jurupa Area Plan of Western Riverside County; more specifically, southerly of Union Street, easterly of Bain Street, and northerly of Bellegrove Avenue.

Project Location

The General Plan Amendment proposes to the project site's existing General Plan Land Use Designation from Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio).

The Change of Zone proposes change the existing zoning designation of Light Agriculture (A-1) and One Family Dwelling (R-1) to Manufacturing-Service Commercial (M-SC).

The Plot Plan proposes to legalize an existing truck and equipment storage area within a 4.00 gross acre parcel. The proposal consists an existing 3,562 sq. ft. storage and maintenance structure, a 484 sq. ft. office, a 2,938 sq. ft. care taker residence, a 695 sq. ft. garage, and a 802 sq. ft. storage container and additional areas of outdoor storage, and 25 parking spaces.

Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 05/25/10, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$\$2010.75 plus \$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 NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.


Signature

Board Assistant
Title

May 25, 2010
Date

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\GPA00859\PC 8-19-09\NOD Form.doc Revised 01/15/08

Please charge deposit fee case#: ZEA41376 ZCFG4743 .

FOR COUNTY CLERK'S USE ONLY

02.09.10 16.3 05.25.10 3.13

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA 41376, General Plan Amendment No. 859, Change of Zone No. 7517, Plot Plan No. 22794

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Jeffery Childers Title: Project Planner Date: July 9, 2009

Applicant/Project Sponsor: United Strategies Date Submitted: May 14, 2007

ADOPTED BY: Board of Supervisors

Person Verifying Adoption:  Date: May 25, 2010

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors
The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Jeffery Childers at 951-955-3626.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\GPA00859\PC 8-19-09\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA41376 ZCFG4743

FOR COUNTY CLERK'S USE ONLY

02.09.10 16.3 05.25.10 3.13

Empty rectangular box for County Clerk's use.

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0709668

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: UNITED STRATEGIES \$64.00
paid by: RC 128/787/512/237
CFG FOR EA41376
paid towards: CFG04743 CALIF FISH & GAME: DOC FEE
at parcel: 9930 UNION AVE RIV
appl type: CFG3

By _____ Jun 14, 2007 11:00
PSEMPLE posting date Jun 14, 2007

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0909678

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: UNITED STRATEGIES \$498.25
paid by: CK 23607
CFG FOR EA41376
paid towards: CFG04743 CALIF FISH & GAME: DOC FEE
at parcel: 9930 UNION AVE RIV
appl type: CFG3

By _____ Jul 08, 2009 12:31
PKSINGH posting date Jul 08, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$498.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0909920

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: UNITED STRATEGIES \$498.25
paid by: CK 10539
CFG FOR EA41376
paid towards: CFG04743 CALIF FISH & GAME: DOC FEE
at parcel: 9930 UNION AVE RIV
appl type: CFG3

By _____ Jul 13, 2009 09:03
SBROSTRO posting date Jul 13, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$498.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0909921

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: UNITED STRATEGIES \$498.25
paid by: CK 1899
CFG FOR EA41376
paid towards: CFG04743 CALIF FISH & GAME: DOC FEE
at parcel: 9930 UNION AVE RIV
appl type: CFG3

By _____ Jul 13, 2009 09:04
SBROSTRO posting date Jul 13, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$498.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0911346

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: UNITED STRATEGIES \$498.25
paid by: CK 1901
CFG FOR EA41376
paid towards: CFG04743 CALIF FISH & GAME: DOC FEE
at parcel: 9930 UNION AVE RIV
appl type: CFG3

By _____ Aug 06, 2009 16:55
SHESTRAD posting date Aug 06, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$498.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0917392

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: UNITED STRATEGIES \$4.31
paid by: CK 23732
CFG FOR EA41376
paid towards: CFG04743 CALIF FISH & GAME: DOC FEE
at parcel: 9930 UNION AVE RIV
appl type: CFG3

By _____ Dec 24, 2009 10:23
SBROSTRO posting date Dec 24, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$4.31

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0917393

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: UNITED STRATEGIES \$4.32
paid by: CK 23736
CFG FOR EA41376
paid towards: CFG04743 CALIF FISH & GAME: DOC FEE
at parcel: 9930 UNION AVE RIV
appl type: CFG3

By _____ Dec 24, 2009 10:23
SBROSTRO posting date Dec 24, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$4.32

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0917394

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: UNITED STRATEGIES \$4.31
paid by: CK 10854
CFG FOR EA41376
paid towards: CFG04743 CALIF FISH & GAME: DOC FEE
at parcel: 9930 UNION AVE RIV
appl type: CFG3

By _____ Dec 24, 2009 10:23
SBROSTRO posting date Dec 24, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$4.31

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0917395

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: UNITED STRATEGIES \$4.31
paid by: CK 23875
CFG FOR EA41376
paid towards: CFG04743 CALIF FISH & GAME: DOC FEE
at parcel: 9930 UNION AVE RIV
appl type: CFG3

By _____ Dec 24, 2009 10:24
SBROSTRO posting date Dec 24, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$4.31

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

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

823 B

DATE: May 4, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: RESOLUTION NO. 2010-138 AMENDING THE RIVERSIDE COUNTY COMPREHENSIVE GENERAL PLAN -2ND CYCLE OF GENERAL PLAN AMENDMENTS (LAND USE ELEMENT) FOR 2010 (GPA'S 662, 727, 827 and 859)

(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 type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing: **SELECT**

Please schedule on the MAY 25, 2010 BOS Agenda

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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