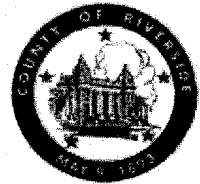


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

509



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 25, 2013

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

RECOMMENDED MOTION:

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

Carolyn Synis Luna
Carolyn Synis Luna
Planning Director

Initials:
CSL:th

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

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

C.E.O. RECOMMENDATION:

APPROVE

BY: *Tina Grande*
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: August 20, 2013
xc: Planning

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref. 16-1 on 1/24/12, 16.3 on 11/20/12, 16-1 on 6/4/13
District: First/First Fifth/Fifth
Agenda Number:

3-92

FORM APPROVED COUNTY COUNSEL
BY: *Michelle Clack*
DATE: 7/23/13
MICHELLE CLACK
Departmental Concurrence

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

The Honorable Board of Supervisors

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

Page 2 of 2

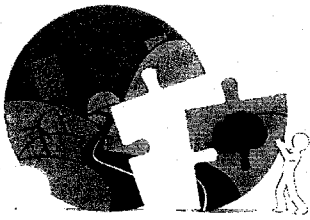
BACKGROUND: The General Plan Amendments comprising the first cycle of 2013 were considered by the Board of Supervisors in public hearings on June 4, 2013 (GPA No. 895, agenda item, 16-1), November 20, 2012 (GPA No. 1052, agenda item 16.3) and January 24, 2012 (GPA No. 1065, agenda item 16.1).

INDIVIDUAL AMENDMENTS

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

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

8/22/13 Date KB Initial

Carolyn Syms Luna
Director

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.

EA 41688 GPA00895, CZ07755, CUP03663
Project Title/Case Numbers

Paul Rull 951-955-0972
County Contact Person Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Rite Aid Corporation 320 Goddard Way #125, Irvine, CA 92618
Project Applicant Address

Northerly of Krameria Avenue, easterly of Washington Street, southerly of Van Buren Blvd. and westerly of Garden Avenue.
Project Location

General Plan Amendment proposes to amend the General Plan Foundation Component/Land Use Designation from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to Community Development: Commercial Retail (CD: CR). The Change of Zone proposes to change the site's zoning classification from Residential Agricultural (R-A) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to construct three commercial retail buildings, consisting of one Rite Aid pharmacy and two commercial shell buildings, totaling 52,672 sq. ft. in two phases on 6.4 gross acres.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 8/20/13, 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 (\$2,156.25 + \$50.00).
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, 12th Floor, Riverside, CA 92501.

[Signature] board Assistant 8/20/13
Signature Title Date

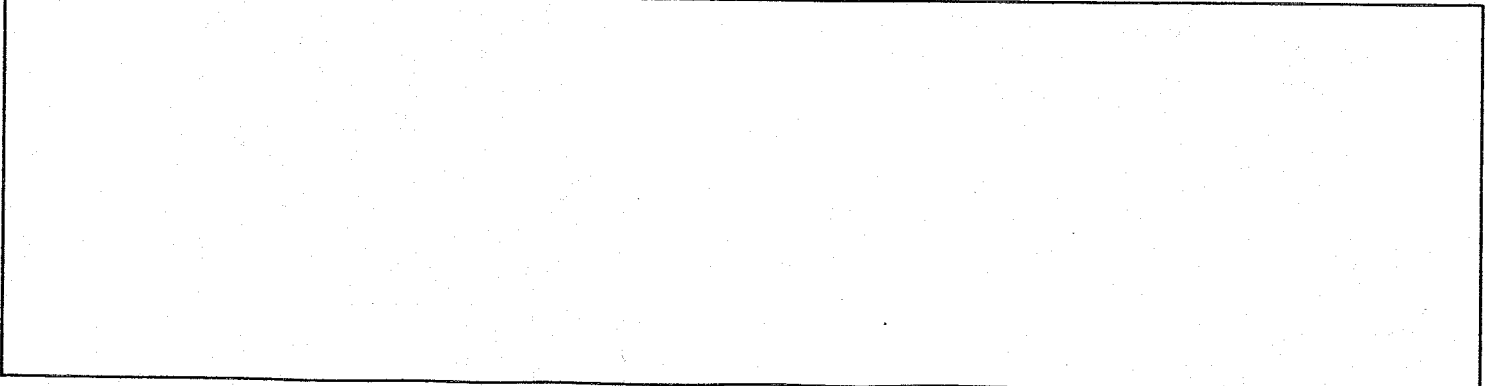
Date Received for Filing and Posting at OPR: _____

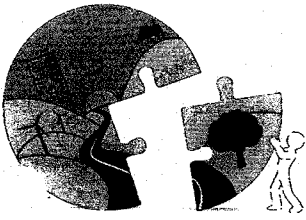
DM/dm
Revised 4/17/2013
C:\Documents and Settings\dmares\Desktop\GPA895-CZ7755-CUP3663 NOD Form.docx

06-04-13 116-1
AUG 20 2013 394

Please charge deposit fee case#: ZEA41688 ZCFG05036

FOR COUNTY CLERK'S USE ONLY





RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: GPA00895, CZ07755, CUP03663

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: Paul Rull Title: Project Planner Date: March 27, 2013

Applicant/Project Sponsor: Rite Aid Corporation Date Submitted: February 1, 2011

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: *Karen [Signature]* Date: 8/20/13

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, 12th Floor, Riverside, CA 92501

For additional information, please contact Paul Rull, Project Manager at 951-955-0972.

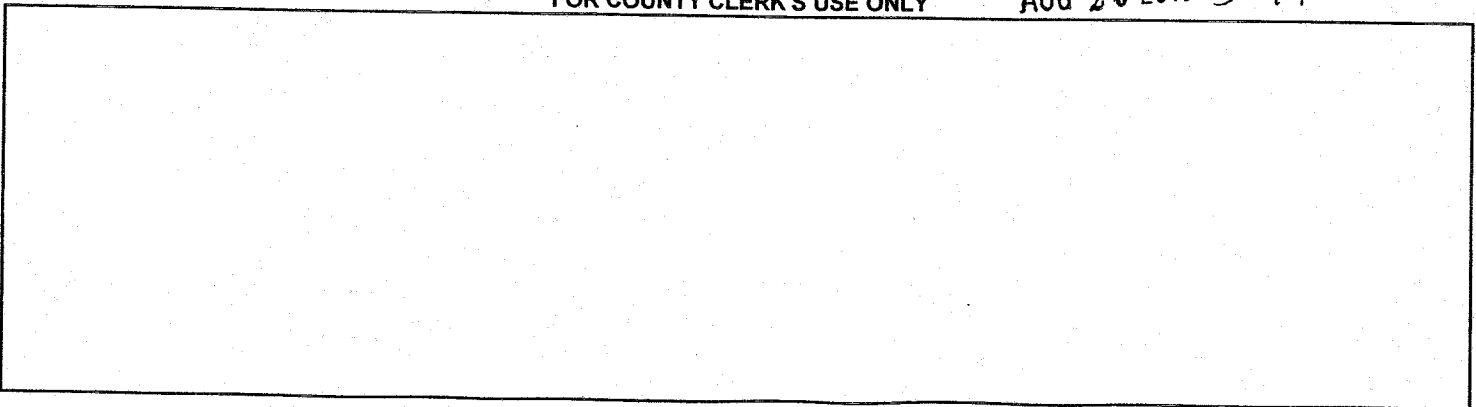
Revised: 10/16/07

Y:\Planning Case Files-Riverside office\CUP03663\BOS Hearings\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41988 ZCFG05036

FOR COUNTY CLERK'S USE ONLY

06.04.13 110-1
AUG 20 2013 394



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1301165

±080 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: DONALD & ELISSA FRUCIANO FAMILY \$112.25
paid by: CK 1047
CA FISH AND GAME FOR EA41688
paid towards: CFG05036 CALIF FISH & GAME: DOC FEE
at parcel: 16400 WASHINGTON ST RIV
appl type: CFG3

By _____ Feb 06, 2013 16:38
MGARDNER posting date Feb 06, 2013

Account Code Description Amount
658353120100208100 CF&G TRUST \$112.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1300324

1080 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: DONALD & ELISSA FRUCIANO FAMILY \$2,044.00
paid by: CK 1040
CA FISH AND GAME FOR EA41688
paid towards: CFG05036 CALIF FISH & GAME: DOC FEE
at parcel: 16400 WASHINGTON ST RIV
appl type: CFG3

By _____ Jan 10, 2013 16:58
MGARDNER posting date Jan 10, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0800004

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

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

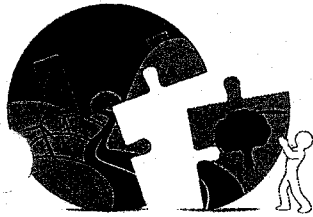
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: DONALD & ELISSA FRUCIANO FAMILY \$64.00
paid by: CK 13682
CA FISH AND GAME FOR EA41688
paid towards: CFG05036 CALIF FISH & GAME: DOC FEE
at parcel: 16400 WASHINGTON ST RIV
appl type: CFG3

By _____ Jan 02, 2008 08:51
MBRASWEL posting date Jan 02, 2008

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

8/22/13
Date

Kb
Initial

Carolyn Syms Luna
Director

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.

GPA 1065 / PP24226 / EA42199 / CFG5552

Project Title/Case Numbers

Wendell Bugtai

County Contact Person

951-955-2419

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Real Estate Investment and Development Company

Project Applicant

6780 Indiana Avenue, STE. 160, Riverside, CA 92506

Address

General Plan Amendment No. 1065 proposes a technical General Plan Amendment to change the site's General Plan Land Use Designation from Open Space: Mineral Resources (OS: MIN) to Community Development: Light Industrial (CD: LI) (0.25-0.60 floor area ratio).

Plot Plan No. 24226 proposes the construction of four (4) traditional metal buildings on a 15.25 gross acre parcel for office and manufacturing uses with building sizes ranging from 15,750 to 45,600 square feet to be constructed in five (5) phases.

Project Location

The project site is located northerly of Dawson Canyon Road and easterly of Temescal Canyon Road in the Temescal Canyon Area Plan.

Project Description

s 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 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 (\$2,101.50 + \$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, 12th Floor, Riverside, CA 92501.

Karen [Signature]
Signature

Board Assistant
Title

8/20/13
Date

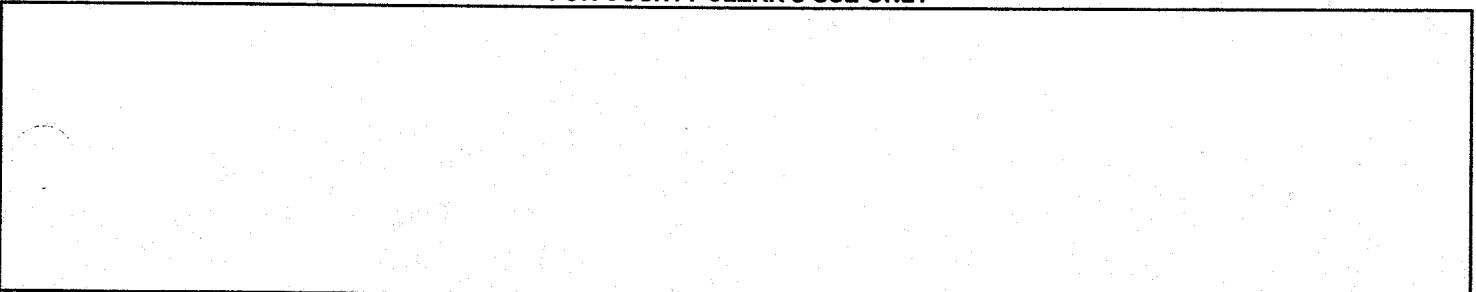
Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

01.24.12 16.1
'AUG 20 2013 392

Please charge deposit fee case#: ZEA42199 ZCFG 5552

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1065 / Plot Plan No. 24226

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: Wendell Bugtai Title: Project Planner Date: October 20, 2011

Applicant/Project Sponsor: Grand Destache - REID Co. Date Submitted: October 20, 2011

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: [Signature] Date: 8/20/13

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, 12th Floor, Riverside, CA 92501

For additional information, please contact wbugtai@rctlma.org at 951-955-2419.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

01.24.12 16.1
AUG 20 2013 3-92

Please charge deposit fee case#: ZEA42199 ZCFG5552

FOR COUNTY CLERK'S USE ONLY

[Empty box for County Clerk's Use Only]

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0912375

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: REID CO GRANT E DESTACHE \$64.00
paid by: CK 001253
CA F&G FEE FOR EA42199
paid towards: CFG05552 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Aug 27, 2009 12:09
SBROSTRO posting date Aug 27, 2009

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

A* REPRINTED * R1105641

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: REID CO GRANT E DESTACHE \$2,044.00
paid by: CK 001368
CA F&G FEE FOR EA42199
paid towards: CFG05552 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 07, 2011 15:21
MGARDNER posting date Jun 07, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R1111405

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

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

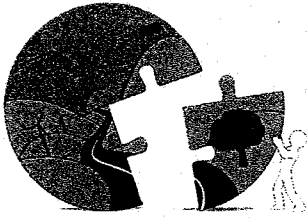
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: REID CO GRANT E DESTACHE \$57.50
paid by: CK 2068
CA F&G FEE FOR EA42199
paid towards: CFG05552 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 14, 2011 10:17
ELPEREZ posting date Dec 14, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$57.50

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



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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

8/22/13
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, 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.

EA42206, General Plan Amendment No. 1052, Change of Zone No. 7718, Conditional Use Permit No. 3629
Project Title/Case Numbers

Christian Hinojosa (951) 955-0972
County Contact Person Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

AMS Group, LLC 781 E San Bernardino Road, Covina, CA 91723
Project Applicant Address

Northerly of Brookside Avenue and easterly of Nancy Avenue
Project Location

The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Foundation Component and Land Use Designation to Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on the subject site's 18.44 gross acres. The Change of Zone proposes to amend the zoning classification for the subject property from Light Agriculture - 1 Acre Minimum (A-1-1) to General Commercial (C-1/C-P) on 18.44 gross acres. The Conditional Use Permit proposes an 851 unit mini-warehouse/business records storage/boat-trailer-RV-vehicle storage facility on 5.94 acres of a 18.44 gross acre site in two (2) phases. The development for Phase I includes sixteen (16) multi-unit storage buildings totaling 84,025 square feet, 8,865 square feet of carport storage for approximately 18 vehicles, 35,000 square feet of gravel based outside storage area for approximately 81 vehicles and seven (7) parking spaces. The development for Phase II includes a 1,950 square foot multi-unit storage building. The existing 2,450 square foot single family residence shall be converted into a 500 square foot office and a 1,950 square foot caretaker's unit. The existing 1,320 square foot single family residence and 350 square foot barn are proposed for demolition.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on July 18, 2012, 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 (\$2,101.50 + \$64.00).
- 3. Mitigation measures WERE made a condition of the approval of the project.
- 4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT 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, 12th Floor, Riverside, CA 92501.

[Signature]
Signature

Board Assistant
Title

8/20/13
Date

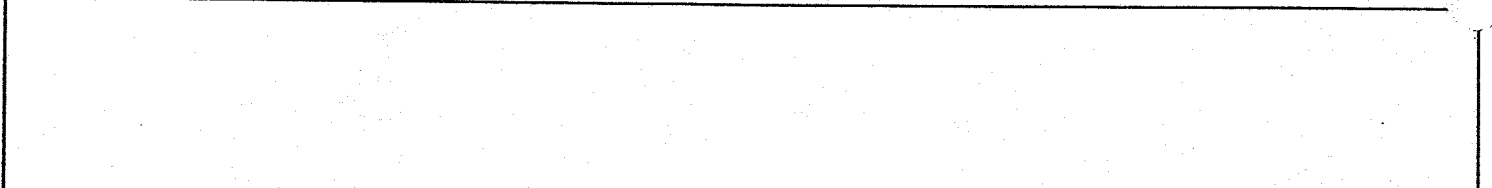
Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

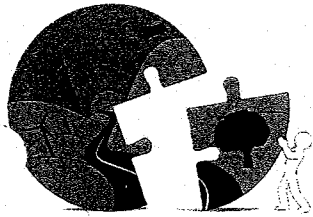
11.20.12 16.3
AUG 20 2013 393

Please charge deposit fee case#: ZEA42206 ZCFG05559

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT



Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA42206, General Plan Amendment No. 1052, Change of Zone No. 7718,
Conditional Use Permit No. 3629

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: Christian Hinojosa Title: Project Planner Date: June 14, 2012

Applicant/Project Sponsor: AMS Group, LLC Date Submitted: September 9, 2009

ADOPTED BY: Planning Commission

Person Verifying Adoption: [Signature] Date: 8/20/13

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, 12th Floor, Riverside, CA 92501

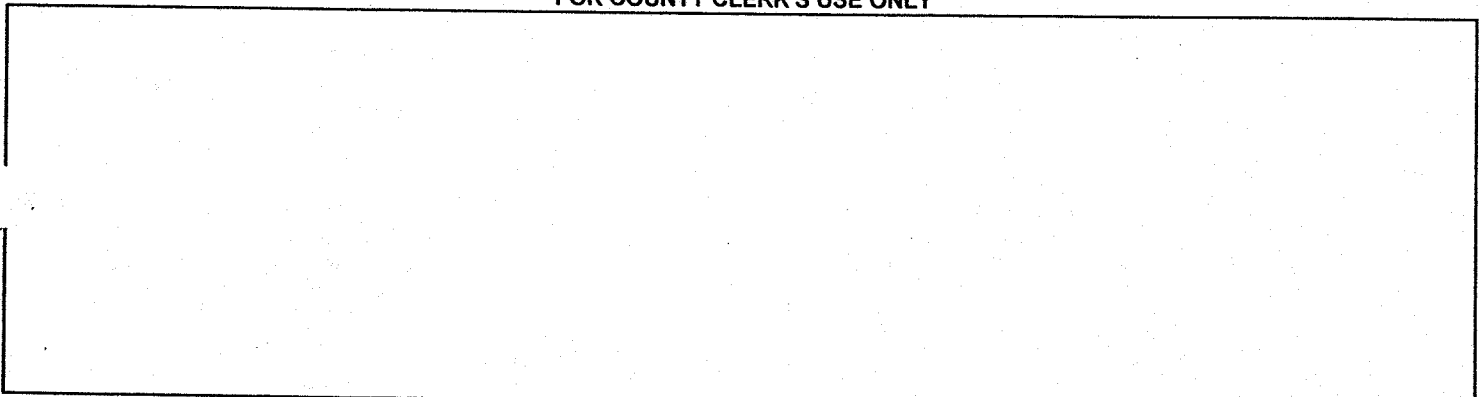
For additional information, please contact Christian Hinojosa at (951) 955-0972.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

11.20.12 16.3
AUG 20 2013 393

Please charge deposit fee case#: ZEA42206 ZCFG05559

FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0912910

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: AMS GROUP LLC \$64.00
paid by: CK 11796
CA F&G FEE FOR EA42206
paid towards: CFG05559 CALIF FISH & GAME: DOC FEE
at parcel: 38692 BROOKSIDE AVE BEAU
appl type: CFG3

By SBROSTRO Sep 09, 2009 12:16
posting date Sep 09, 2009

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 * R1205020

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: AMS GROUP LLC \$2,101.50
paid by: CK 13850
CA F&G FEE FOR EA42206
paid towards: CFG05559 CALIF FISH & GAME: DOC FEE
at parcel: 38692 BROOKSIDE AVE BEAU
appl type: CFG3

By _____ Jun 11, 2012 16:23
MGARDNER posting date Jun 11, 2012

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

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

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

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

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

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

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

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on August 20, 2013 that:

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

BY: MICHAEL CLACK XJS T/21/13 DATE

1 public hearings before the Planning Commission and the Board of Supervisors. Change of Zone No.
2 7718 proposes to change the zoning classification from Light Agriculture -1 Acre Minimum (A-1-1)
3 General Commercial (C-1/C-P) on the approximately 18.44 acre site. The Planning Commission
4 recommended approval of GPA No. 1052 on July 18, 2012 and the Board of Supervisors tentatively
5 adopted GPA No. 1052 on November 20, 2012.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
7 this matter, both written and oral, including Environmental Assessment No. 42206, that:

- 8 1. The site is located in the Pass Area Plan.
- 9 2. The Pass Area Plan Land Use Map determines the extent, intensity, and location of land
10 uses within the Pass Area.
- 11 3. The site is currently designated Very Low Density Residential (RC:VLDR) (1 Acre
12 Minimum) allowing 1 acre minimum lots within the Rural Community Foundation
13 Component.
- 14 4. General Plan Amendment No. 1052 proposes to change the Pass Area Plan land use
15 designation on approximately 18.44 acres from Very Low Density Residential (VLDR)
16 within the Rural Community Foundation Component to Commercial Retail (CD:CR) (0.20
17 – 0.35 Floor Area Ratio) in the Community Development Foundation Component.
- 18 5. Surrounding land use designations include: rural, residential, public facilities and open
19 space uses within the City of Beaumont to the east and south, rural and commercial retail
20 uses to the north, and rural community uses to the west.
- 21 6. The project site's current zoning is Light Agriculture-1 Acre Minimum (A-1-1).
- 22 7. The site is surrounded by properties zoned Light Agriculture – 1 Acre Minimum – (A-1-1)
23 to the north and west and the City of Beaumont to the east and south.
- 24 8. Surrounding land uses include single family residences and vacant land to the north, east
25 and west and single family residences, educational facilities, vacant land to the south.
- 26 9. General Plan amendment No. 1052 is a Foundation Amendment as part of the regular five-
27 year comprehensive review.
- 28

1 10. New conditions or circumstances disclosed during the review process justify modifying the
2 General Plan, the modifications proposed by GPA No. 1052 do not conflict with the
3 overall Riverside County Vision , and would not create an internal inconsistency among
4 the elements of the General Plan. Specifically, Beaumont Unified School District
5 constructed new facilities adjacent to the project site, south of Brookside Avenue, which
6 provides a more urbanized direction of the immediate surroundings. Furthermore, the City
7 of Beaumont has authorized construction of several hundred residential units to the south
8 of Brookside Avenue. The addition of commercial retail will provide highly valuable
9 services locally to the many new residents. Additionally, the Land Use Element of the
10 General Plan identifies that development should be clustered around community centers
11 and that leapfrog development shall be discouraged. The proposed GPA No. 1052 is
12 clustered around residential neighborhoods which have limited commercial uses. These
13 developments constitute new conditions or circumstances that warrant a change in the
14 general plan foundation which do not conflict with the overall Riverside County Vision
15 and do not create internal inconsistencies among the elements of the General Plan.

16 11. Land Use Policy (LUP) 10.1 provides that the General Plan shall "provide sufficient
17 commercial and industrial development opportunities in order to increase local
18 employment levels and thereby minimize long-distance commuting." Currently, the
19 project's area has few commercial developments within the vicinity. The addition of
20 commercial uses will provide highly valuable services locally to the many existing and
21 new residents. Amending the land use designation from a residential use to Commercial
22 Retail will achieve the intent of the LUP 10.1, and therefore, the Riverside County Vision.

23 12. According to LUP 10.4, the General Plan shall "provide options to the automobile in
24 communities, such as transit, bicycle and pedestrian trails, to help improve air quality."
25 The project site is located within walking distance from a public golf course community
26 and a new specific plan located within the City of Beaumont, as well as, educational uses
27 with the construction of a new intermediate school. Residents from the surrounding
3 community will be able to walk and bike to the proposed commercial center which will

1 alleviate impacts to traffic and air quality within the area plan and in accordance with this
2 land use policy.

3 13. Additionally, Pass Area Plan Policy (PAPP) 10.3.b provides the following: “support the
4 development of regional transportation facilities and services (such as high-occupancy
5 vehicle lanes, express bus service, and fixed transit facilities), which will encourage the use
6 of public transportation and ride-sharing for longer distance trips.” The project site is
7 bordered by Brookside Avenue, Cherry Valley Boulevard and Beaumont Avenue. The
8 improvements to existing streets will provide residences in the area with greater
9 opportunities for local jobs; and, thereby create economic expansion and increase the
10 opportunities for multi-modal transit. Also, adequate circulation facilities exist and are
11 under construction or will be constructed as part of the proposed project to serve the
12 project and the surrounding area. Therefore, the proposed project meets all applicable
13 circulation policies of the General Plan for the reasons set forth above.

14 14. The proposed amendment is consistent with the goals and policies of the Pass Area Plan
15 and with all policies of the Riverside County General Plan.

16 15. General Plan Amendment No. 1052 does not involve a change in or conflict with the
17 Riverside County Vision and conforms to the fundamental values stated in the Riverside
18 County Vision.

19 16. General Plan Amendment No. 1052 does not involve a change in or conflict with any
20 General Plan Principle.

21 17. The proposed amendment would contribute to the achievement of the purposes of the
22 General Plan.

23 18. The proposed general plan amendment will not be detrimental to public health, safety, and
24 welfare.

25 19. The findings of the initial study performed pursuant to Environmental Assessment No.
26 42206, a copy which is attached hereto, are incorporated herein by reference. The
27 Environmental Assessment determined that the proposed general plan amendment and
28 associated change of zone and conditional use permit (“the project”) could have impacts

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

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

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

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

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

- 1 3. The site is currently designated Mineral Resources (MR) on approximately 15.25 gross
2 acres within the Open Space Foundation Component.
- 3 4. General Plan Amendment No. 1065 proposes to change the Temescal Canyon Area Plan
4 Foundation Component and Land Use Designation on approximately 15.25 acres from
5 Mineral Resources (MR) within the Open Space Foundation Component to Light Industrial
6 (LI) (0.25-0.60 Floor Area Ratio) within the Community Development Foundation
7 Component.
- 8 5. Surrounding land use designations include: Open Space: Mineral Resources (OS:MR) to
9 the north and south, Community Development: Light Industrial (CD:LI) to the south, Open
10 Space: Rural (OS:RUR) to the west and Community Development: Public Facilities
11 (CD:PF) to the east.
- 12 6. The site is currently zoned Manufacturing-Medium (M-M).
- 13 7. The subject site is surrounded by properties which are zoned Mineral Resources (M-R) to
14 the north and east of the subject site, Manufacturing- Medium (M-M) to the south of the
15 subject site and Natural Assets (N-A) to the west of the subject site.
- 16 8. Surrounding land uses include a landfill and vacant land to the north of the subject site,
17 manufacturing and commercial uses as well as vacant land to the south of the subject site,
18 commercial uses to the west of the subject site and vacant land to the east of the site.
- 19 9. General Plan Amendment No. 1065 qualifies as a technical amendment pursuant to the
20 definition provided for in the Administrative Element in the General Plan. A Technical
21 Amendment must comply with one mandatory finding and at minimum one optional
22 finding.
- 23 10. General Plan Amendment No. 1065 will not change any policy direction or intent of the
24 General Plan. The intent of the amendment is to provide medium level manufacturing uses
25 to the Temescal Valley Area Plan, which will augment the existing economic
26 infrastructure, much of which includes mineral extraction.
- 27 11. Surface Mining Permit No. 183 was approved in 1992 and applies to property locate
28 directly north of the subject site for GPA No. 1065, which was designated Open Space:

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

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

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

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

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
24 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
25 Planning Department, and that such documents are located at 4080 Lemon Street, Riverside, California.
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27
28

1 C. General Plan Amendment No. 895 (GPA No. 895) is a proposal to amend the Land Use
2 Element by amending the Foundation Component and Land Use Designation in the La
3 Matthews/Woodcrest Area Plan from Rural Community: Very Low Density Residential
4 (RC:VLDR) (1 Acre Minimum Lot Size) to Community Development: Commercial Retail
5 (CD:CR) (0.20-0.35) on the southernmost 1.98 acres of the approximately 6.40 acre
6 overall project site located northerly of Krameria Avenue, easterly of Washington Street,
7 southerly of Van Buren Boulevard and westerly of Gardner Avenue in the Woodcrest
8 Zoning District of the First Supervisorial District, as shown on the exhibit entitled
9 "CZ07755/GPA00895/CUP03663 Proposed General Plan, Exhibit 6" a copy of which is
10 attached hereto and incorporated herein by reference. General Plan Amendment No. 895 is
11 a Fast Track project and associated with Change of Zone No. 7755, Conditional Use
12 Permit No. 3663 and Environmental Assessment No. 41688, which were considered
13 concurrently with this amendment at the public hearing before the Board of Supervisors.
14 Change of Zone No. 7755 proposes to change the zoning classification from Residential
15 Agricultural (R-A) to Scenic Highway Commercial (C-P-S) on the southernmost 1.98
16 acres of the approximately 6.40 acre overall project site. Conditional Use Permit No. 3663
17 proposes the construction of three (3) commercial retail buildings, consisting of one Rite
18 Aid pharmacy (Building A, 17,272 square feet) and two commercial shell buildings
19 (Building B, 28,800 square feet and Building C, 11,600 square feet) on a 6.40 acre project
20 site. The Board of Supervisors tentatively adopted GPA No. 895 on June 4, 2013.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
22 this matter, both written and oral, including Environmental Assessment No. 41688, that:

- 23 1. The site is located in the Lake Matthews/Woodcrest Area Plan.
- 24 2. The Lake Matthews/Woodcrest Area Plan Land Use Map determines the extent, intensity,
25 and location of land uses within the Lake Matthews/Woodcrest Area.
- 26 3. The site is currently designated Very Low Density Residential (RC:VLDR) (1 Acre
27 Minimum) allowing 1 acre minimum lots within the Rural Community Foundatio
28 Component.

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

1 developments constitute new conditions or circumstances that warrant a change in the
2 general plan foundation which do not conflict with the overall Riverside County vision a
3 do not create internal inconsistencies among the elements of the General Plan.

4 11. Additionally, the Land Use Element of the General Plan encourages a “balanced mixtures
5 of land uses, including commercial, office, industrial, agriculture, and open space, as well
6 as a variety of residential product types, densities, and intensities in appropriate locations
7 that respond to a multitude of market segments”. The proposed GPA No. 895 would
8 positively contribute towards the purposes of the General Plan and County Vision by
9 providing an expanded and diversified job base within which many residents may find
10 income opportunities. The creation of job opportunities and retail sales will contribute to
11 the financial standing of the surrounding community and improve the health and well
12 being of its residents. The redesignation and foundation change of approximately 1.98
13 acres of Rural Community: Very Low Density Residential (RC: VLDR) to Community
14 Development: Commercial Retail (CD: CR) is considered not significant based on the total
15 amount of RC: VLDR land that remains in the County. It is also considered not significant
16 as the incorporation of the 1.98 acres of RC: VLDR is consistent with the various shapes
17 and depths of commercial lot configuration of surrounding commercial developments.
18 Therefore, amending the land use designation from Rural Residential to Commercial Retail
19 will achieve the purpose and intent of the Lake Mathews/Woodcrest Area Plan, and
20 therefore, the Riverside County Vision. Also, the proposed GPA No. 895 would not create
21 an internal inconsistency among the elements of the General Plan because the project is
22 consistent with the following policies included in the General Plan and the Lake
23 Matthews/Woodcrest Area Plan:

- 24 a. LMWAP 11.1: “Improve traffic safety on Van Buren Boulevard by restricting
25 future direct access and intersections or by requiring frontage roads”. The project is
26 proposing limited driveway entrances on Van Buren Boulevard and Washington
27 Street (one on each), which will reduce potential egress/ingress conflicts. The
28 project will also provide several street improvements to the existing roads along the

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

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

1 is proposing limited driveway entrances on Van Buren Boulevard and Washington
2 Street (one on each), which will reduce potential egress/ingress conflicts. The
3 project will provide several street improvements to the existing roads along the
4 project's frontage that will improve the traffic safety on Van Buren Boulevard and
5 Washington Street. The proposed Change of Zone will make the zoning consistent
6 with the proposed General Plan Amendment. The floor area ratio for the site is
7 established by the General Plan, and the proposed zoning simply implements the
8 proposed General Plan Amendment. The proposed change of zone is consistent
9 with the proposed General Plan Amendment. The specific zone change proposal
10 will not specifically authorize any construction or permit any structures on the site;
11 these elements will be authorized through approval of Conditional Use Permit No.
12 3663.

- 13 12. The proposed amendment is consistent with the goals and policies of the Lake
14 Matthews/Woodcrest Area Plan and with all policies of the Riverside County General
15 Plan.
- 16 13. The proposed general plan amendment will not be detrimental to public health, safety, and
17 welfare.
- 18 14. General Plan Amendment No. 1052 does not involve a change in or conflict with any
19 General Plan Principle.
- 20 15. The proposed amendment would contribute to the achievement of the purposes of the
21 General Plan.
- 22 16. The findings of the initial study performed pursuant to Environmental Assessment No.
23 41688, a copy which is attached hereto, are incorporated herein by reference. The
24 Environmental Assessment determined that the proposed general plan amendment and
25 associated change of zone and conditional use permit ("the project") could have impacts
26 on, or be impacted by Noise and Transportation and Traffic. However, it was determined
27 that these impacts were less than significant or would be mitigated to a level of non-
28 significance through the application of adopted County Ordinances and through the

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

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

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

12
13
14 **ROLL CALL:**

15 **Ayes:** Jeffries, Tavaglione, Stone, Benoit and Ashley
16 **Nays:** None
Absent: None

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

19 KECIA HARPER-IHEM, Clerk of said Board

20 By _____

Deputy

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