

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

205 B



FORM APPROVED COUNTY COUNSEL
DATE 9/15/15
BY: GREGORY P. PRAMOS

FROM: TLMA – Planning Department

SUBMITTAL DATE:
September 8, 2015

SUBJECT: RESOLUTION NO. 2015-214 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – SECOND LAND USE AND SECOND CIRCULATION CYCLE OF GENERAL PLAN AMENDMENTS FOR 2015 (GPA Nos. 743, 856, 928D1, 954, 1123, 1058, 1126, 1128 AND 1132), RESOLUTION NO. 2015-108 Certifying EIR No. 530 and Adopting Specific Plan No. 364, RESOLUTION NO. 2015-205 Certifying EIR No. 540 and Adopting Specific Plan No. 265, Amendment No. 1, ORDINANCE NO. 348.4804 and ORDINANCE NO. 348.4814, DISTRICT 1, 2, 3, and 5. Deposit Based Funds 100%.

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT RESOLUTION NO. 2015-214 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment Nos. 743, 856, 928D1, 954, 1058, 1123, 1126, 1128, and 1132.

ADOPT RESOLUTION NO. 2015-108 certifying Environmental Impact Report No. 530 and Adopting Specific Plan No. 364 (Colinas Del Oro Specific Plan) consistent with the Board's action on August 18, 2015; and,

(recommended motion continued next page)

Steve Weiss
Steve Weiss, AICP
Planning Director
SW:lr

Juan C. Perez
Juan C. Perez
TLMA Director

Departmental Concurrence

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

SOURCE OF FUNDS: Deposit based funds.	Budget Adjustment: N/A
	For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

APPROVE
BY: *Rohini Dasika*
Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: September 22, 2015
xc: Planning, MC, COB

Kecja Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

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

Prev. Agn. Ref.: Item 16-1 8/18/15, Item 16-4 3/10/15, Item 16-1 and 16-2 6/30/15, Item 16-2 11/4/14, Item 16-2 7/21/15, Item 16-1 6/2/15, Item 16-2 9/1/15, Item 16-1 7/7/15, and Item 16-1 4/28/15

District: 1, 2, 3, 5 **Agenda Number:**

3-25

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: RESOLUTION 2015-214 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – SECOND
LAND USE CYCLE AND SECOND CIRCULATION CYCLE GENERAL PLAN AMENDMENTS FOR 2015
(GPA Nos. 743, 856, 928D1, 954, 1058, 1123, 1126, 1128 AND 1132), RESOLUTION 2015-108
CERTIFYING EIR NO. 530, RESOLUTION 2015-205 CERTIFYING EIR NO. 540, ORDINANCE NO. 348.4804
AND ORDINANCE NO. 348.4814**

DATE: SEPTEMBER 8, 2015

PAGE: 2 of 5

RECOMMENDED MOTION (continued): That the Board of Supervisors:

ADOPT RESOLUTION NO. 2015-205 certifying Environmental Impact Report No. 540 and Adopting Specific Plan No. 265, Amendment No. 1 (Borel Airpark Center Specific Plan) consistent with the Board's action on July 21, 2015; and,

ADOPT ORDINANCE NO. 348.4804 for Change of Zone No. 7143 amending the zoning classification for the project site from Rural-Residential to Specific Plan as shown on Map No. 2.2374 and setting forth the uses and development standards for Specific Plan No. 364.

ADOPT ORDINANCE NO. 348.4814 for Change of Zone No. 7806 amending the zoning ordinance for Specific Plan No. 265 Amendment No. 1 and formalizing the boundaries of the Specific Plan's Planning Areas as shown on Map No. 2.2381.

BACKGROUND:

Summary

The County has the ability to process four cycle updates to its General Plan annually. The General Plan Amendments comprising the second Land Use cycle and second Circulation cycle of 2015 were considered by the Board of Supervisors in public hearings on August 18, 2015 (GPA No. 743, agenda item, 16-1), March 10, 2015 (GPA No. 856, agenda item 16-4), June 30, 2015 (GPA No. 1132, agenda item 16-1 and GPA No. 928D1, agenda item 16-2), November 4, 2014 (GPA No. 954, agenda item, 16-2), July 21, 2015 (GPA No. 1123, agenda item 16-2), June 2, 2015 (GPA No. 1058, agenda item 16-1), September 1, 2015 (GPA No. 1126, agenda item 16-2), and July 7, 2015 (GPA No. 1128, agenda item 16-1).

Resolution No. 2015-108 certifying Environmental Impact Report No. 530 and adopting Specific Plan No. 364, and Ordinance no. 348.4804 for Change of Zone No. 7143 are the final approval actions on what is collectively known as Specific Plan No. 364 (Colinas del Oro) which was tentatively approved on August 18, 2015. The Specific Plan changed the General Plan Land Use Element from Community Development: Very Low Density Residential (CD:VLDR), and Rural: Rural Mountainous (R:RM) to Specific Plan Land Use Designation of Medium Density Residential (MDR), Medium High Density Residential (MHDR), Mixed Use (MU), Open Space-Recreation (OS-R), and Rural Mountainous (RM). The accompanying Change of Zone No. 7143 and Ordinance No. 348.4808 changed the zoning for the whole site from Rural Residential to Specific Plan, formalized the Specific Plan Boundary, and set forth the uses and development standards for the Specific Plan.

Resolution No. 2015-205 certifying Environmental Impact Report No. 540 and adopting Specific Plan No. 265, Amendment No. 1 and Ordinance No. 348.4814 for Change of Zone No. 7806 are the final approval actions on what is collectively known as Specific Plan No. 265 Amendment No. 1 (Borel Airpark Center) which was tentatively approved on July 21, 2015. The Specific Plan revised the Land Use Designation of the Specific Plan for consistency with the Riverside County General Plan, reduced the overall acreage of the project site from 783.4 acres to 716.4 acres, revised the external boundary of the project site to eliminate property from the Specific Plan, and revised the Land Use Designations to permit residential and recreational uses within the southeastern section of the Specific Plan. The accompanying Change of Zone No. 7806 and Ordinance No. 348.4814 revised the Specific Plan Zoning Ordinance as it pertains to the renumbering of all Planning Areas, added new Planning Areas 14, 15, 16, 17, 19, 21 and 22 (related to TTM 36546), and the deleted of old Planning Areas 6.2, 10.0, 20.0, and 33.0 (PA's 10.0, 20.0 and 33.0 are now in the City of Murrieta); (2) revised the entire Specific Plan boundary to eliminate three properties from the Specific Plan (two APN's from a

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CERTIFYING EIR NO. 530, RESOLUTION 2015-205 CERTIFYING EIR NO. 540, ORDINANCE NO. 348.4804
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DATE: SEPTEMBER 8, 2015

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runway extension to the French Valley Airport, and one for a Rancho California Water District tank site being removed from the Specific Plan Boundary) and changed the zoning on the three properties from Specific Plan (SP) to Manufacturing Service- Commercial (MS-C), and removed a portion of the Specific Plan that is now in the City of Murrieta (PA's 10.0, 20.0 and 33.0); and 3) to formalize the boundaries for all Planning Areas.

INDIVIDUAL AMENDMENTS

General Plan Amendment No. 743 (GPA No. 743) (Land Use) in the First Supervisorial District proposes to amend the Land Use Element by amending the Land Use Designation in the Elsinore Area Plan from Community Development: Very Low Density Residential (CD:VLDR), and Rural: Rural Mountainous (R:RM) to Specific Plan Land Use Designation of Medium Density Residential (MDR), Medium High Density Residential (MHDR), Mixed Use (MU), Open Space-Recreation (OS-R), and Rural Mountainous (RM) on an approximately 127.4 acre site located on the southwest corner of Highway 74 and Ethanac Road, in the Meadowbrook Zoning Area.

General Plan Amendment No. 856 (GPA No. 856) (Land Use and Circulation) in the Fifth Supervisorial District proposes to amend the Land Use Element by establishing a General Plan Land Use designation for APN 519-170-009 which is currently "undesignated" to Light Industrial (LI), and also proposes to modify Figure C-9, Scenic Highway, of the Riverside County General Plan Circulation Element, to reflect recent changes to Chapter 173, Section 263.3 of the California Streets and Highway Code, which removed the portion of State Highway Route 10 between Route 38 near Redlands and Route 62 near Whitewater in the Counties of San Bernardino and Riverside from the state scenic highway system for a 10.23 acre property. The property is located in the Pass Area Plan, northwesterly of Apache Trail and southeasterly of the Interstate 10 freeway in the Pass and Desert Zoning District.

General Plan Amendment No. 928D1 (GPA No. 928D1) (Land Use) in the Third Supervisorial District proposes a Foundation Component amendment that changes the subject site's Land Use Designation from Rural: Rural Residential (R:RR) to Community Development: Commercial Tourist (CD:CT) (2-5 D.U./Acre) on approximately 9.09 acres located in the French Valley area, more specifically, northerly of Raven Court Road, southerly of Monteleone Meadows Drive, easterly of I-215, and westerly of Briggs Road in the Rancho California Zoning Area.

General Plan Amendment No. 954 (GPA No. 954) (Land Use) in the Third Supervisorial District proposes to amend the Land Use Element by amending the Foundation Component and Land Use designations in the Southwest Area Plan from "Rural Community" (RC) to "Community Development" (CD) and to amend the General Plan Land Use designation from "Estate Density Residential" (EDR) (2 acre minimum lot size) to "Medium Density Residential (MDR) (2-5 D.U./Ac.), Medium High Density Residential (MHDR) (5-8 D.U./Ac.) on approximately 53.94 acres located northerly of Benton Road, easterly of Washington Street, southerly of Yates Road, westerly of Lake Skinner Recreational Area in the Rancho California Zoning Area.

General Plan Amendment No. 1123 (GPA No. 1123) (Land Use) in the Third Supervisorial District proposes to amend the Land Use Element by changing the Land Use designations for Parcel 957-320-007, a Rancho California Water District water tank site, from Restricted Light Industrial and Open Space to Community Development: Public Facilities (CD:PF) and on Parcels 957-320-018, and 957-320-014 which were part of an EDA sponsored runway extension, from Industrial Park and Restricted Light Industrial to Community Development: Public Facilities (CD:PF) on an approximately 161.84 (or 716.9 acres) acre site located easterly of Highway 79, westerly of Promontory Parkway, and northerly of Calistoga Drive in the Rancho California Zoning Area.

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DATE: SEPTEMBER 8, 2015

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General Plan Amendment No. 1058 (GPA No. 1058) (Land Use) in the First Supervisorial District proposes to amend the Land Use Element by changing the land use designations from Community Development: Light Industrial (CD:LI) (0.25 – 0.60 floor area ratio) to Community Development: Commercial Office (CD: CP) (0.35 – 1.0 floor area ratio) on approximately 3.1 acres located northerly of northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway in the North Perris Zoning Area.

General Plan Amendment No. 1126 (GPA No. 1126) (Land Use) in the Second Supervisorial District proposes to amend the Land Use Element by changing the land use designations from Community Development: Light Industrial (CD:LI) (0.25 – 0.60 floor area ratio) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) on approximately 65.2 acres located southerly of Center Street and easterly of California Avenue in the University Zoning Area.

General Plan Amendment No. 1128 (GPA No. 1128) (Land Use) in the Third Supervisorial District proposes to amend the Land Use Element by changing the land use designations from Community Development: Medium Density Residential (CD:MDR) (2.5 Dwelling Units per Acre.) and Rural: Rural Mountainous (R:RM) to Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (R:RM) on approximately 25.7 acres located northerly of Stetson Avenue, southerly of Lyn Avenue, easterly of California Avenue, and westerly of Cordoba Drive within the Hemet-San Jacinto Zoning Area.

General Plan Amendment No. 1132 (GPA No. 1132) (Land Use) in the First Supervisorial District proposes to amend the Land Use Element by changing the land use designations from Rural Community – Very Low Density Residential (RC-VLDR) and Rural Community – Estate Density Residential (RC-EDR) land uses to Rural Community – Low Density Residential (RC-LDR) on approximately 168.33 acres located northerly of Lake Mathews, southerly of the Street A in the Citrus Heights Specific Plan (SP325A1), and westerly of Blackburn Road in the Lake Mathews Zoning Area.

Impact on Citizens and Businesses

These projects have been carefully considered, analyzed, and reviewed during the public hearings before the Planning Commission on April 15, 2015 and Board of Supervisors on August 18, 2015 for GPA No. 743; the Planning Commission on December 3, 2014 and Board of Supervisors on March 10, 2015 for GPA No. 856; the Planning Commission on April 15, 2015 and the Board of Supervisors on June 30, 2015 for GPA No. 928D1; the Planning Commission on September 17, 2014 and the Board of Supervisors on November 4, 2014 for GPA No. 954; the Board of Supervisors on July 21, 2015 for GPA No. 1123; the Planning Commission on April 15, 2015 and the Board of Supervisors on June 2, 2015 for GPA No. 1058; the Planning Commission on July 29, 2015 and the Board of Supervisors on September 1, 2015 for GPA No. 1126; the Planning Commission on March 18, 2015 and the Board of Supervisors on June 7, 2015 for GPA No. 1128; and the Board of Supervisors on June 30, 2015 for GPA No. 1132.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

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CERTIFYING EIR NO. 530, RESOLUTION 2015-205 CERTIFYING EIR NO. 540, ORDINANCE NO. 348.4804
AND ORDINANCE NO. 348.4814**

DATE: SEPTEMBER 8, 2015

PAGE: 5 of 5

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. Resolution No. 2015-214
- B. Resolution No. 2015-108
- C. Resolution No. 2015-205
- D. Ordinance No. 348.4804
- E. Ordinance No. 348.4814



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

9/24/15
Date

kb
Initial

Juan C. Perez
Interim Planning 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.

SP00364/GPA0743/TR36450/CZ7143
Project Title/Case Numbers

Matt Straite 951-955-8631
County Contact Person Phone Number

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

Colinas Del Oro Land Company, LLC 12671 High Bluff Drive Street, San Diego, CA 92130
Project Applicant Address

The project site is located west of SH-74, south of Ethnac Road, and north of the intersection of Richard Street and SH-74.
Project Location

The Colinas Del Oro Specific Plan proposes a split foundation master planned community of 126.4 acres into 490 residential dwelling units of varying density and design on 59.8 acres, 11.3 acres for mixed-use development, 48.8 acres of open space for trails, recreational spaces, and preservation areas, and 8.2 acres for infrastructure development. The project proposal also incorporates a General Plan Amendment, Tentative Tract Map, and a Change of Zone request. The Change of Zone proposes to change the zoning of the proposed project site from Rural Residential (RR) to Specific Plan (SP) as well as formalize the Specific Plan boundary and create a Zoning Ordinance for the Project. The General Plan Amendment proposes to amend the Land Use Designation from Community Development, Very Low Density Residential (CD-VLDR) and Rural, Rural Mountainous (R-RM) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), Very High Density Residential (VHDR), Mixed Use (MU), Open Space-Recreation (OS-R), and Rural Mountainous (RM). Finally, the Tentative Tract Map proposal requests a Schedule "A" subdivision of the 126.4 acre project site into 245 residential lots with an average lot size of 6,518 square feet and 8 open space/basin lots.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 9/22/15, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Program Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,029,75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, 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.

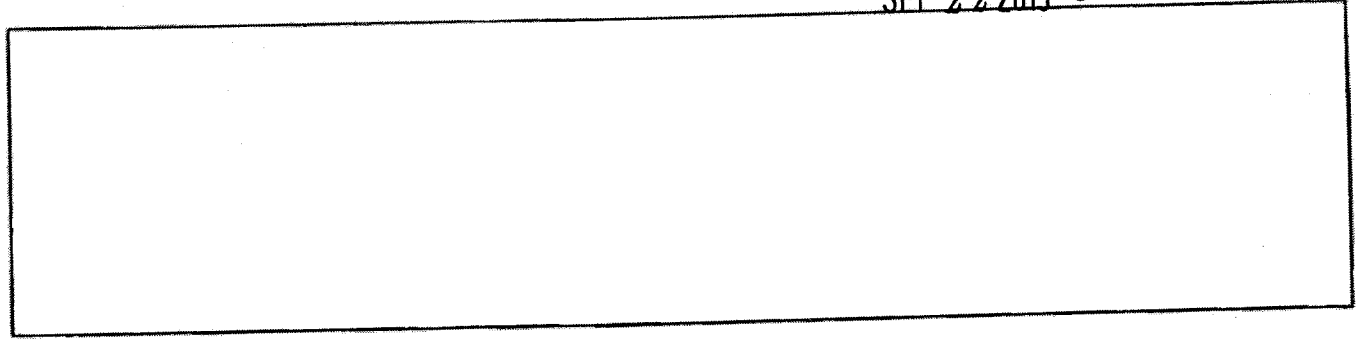
[Signature]
Signature

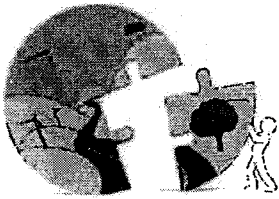
Board Assistant
Title

9/22/15
Date

Date Received for Filing and Posting at OPR: _____

SEP 22 2015 3-25





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: SP 364/TR36450/GPA00743/CZ07143

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: Matt Straite Title: Project Planner Date: 11/13/2014

Applicant/Project Sponsor: Colinas Del Oro Land Company, LLC Date Submitted: 9/12/2006

ADOPTED BY: Planning Commission

Person Verifying Adoption: Matt Straite Date: 11/13/2014

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: Matt Straite at 951-955-8631.

SEP 22 2015 3-25

Please charge deposit fee case#: ZEA40120 ZCFG03589

FOR COUNTY CLERK'S USE ONLY

[Empty rectangular box for County Clerk's use]

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1500953

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: COLINAS DEL ORO LAND COMPANY \$3,069.75
paid by: CK 1141
paid towards: CFG03569 CALIF FISH & GAME: DOC FEE
CFG FOR GPA00743 CZ07143 TR32022 AND EA40120
at parcel #:
appl type: CFG3

By _____ Jan 29, 2015 15:05
MGARDNER posting date Jan 29, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$3,069.75

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0506459

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

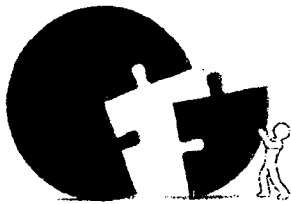
Received from: COLINAS DEL ORO LAND COMPANY \$64.00
paid by: CK 4523
paid towards: CFG03569 CALIF FISH & GAME: DOC FEE
CFG FOR GPA00743 CZ07143 TR32022 AND EA40120
at parcel #:
appl type: CFG3

By _____ Mar 30, 2005 15:02
DFOGLE posting date Mar 30, 2005

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

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

Additional info at www.rctlma.org



Steven Weiss
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

NEGATIVE DECLARATION

Project/Case Number: GENERAL PLAN AMENDMENT NO. 856

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: November 6, 2014

Applicant/Project Sponsor: General Outdoor Advertising Date Submitted: April 25, 2007

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: [Signature] Date: 9/22/15

The 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 Jay Olivas, Project Planner at (760) 863-7050.

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

SEP 22 2015 3:25

Please charge deposit fee case#: ZEA41355 ZCFG04720

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

N* REPRINTED * R0706844

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: GENERAL OUTDOOR ADVERTISING \$1,864.00
paid by: CK 3724
FISH & GAME FOR EA41355 (GPA00856)
paid towards: CFG04720 CALIF FISH & GAME - NEG DECL
at parcel:
appl type: CFG1

By _____ Apr 25, 2007 14:51
MGARDNER posting date Apr 25, 2007

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,800.00
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

D* REPRINTED * I1402687

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

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

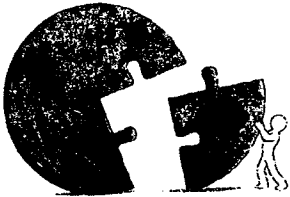
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: EMPIRE OUTDOOR ADVERTISING \$410.00
paid by: CK 11194
FISH & GAME FOR EA41355 (GPA00856)
paid towards: CFG04720 CALIF FISH & GAME - NEG DECL
at parcel:
appl type: CFG1

By _____ Nov 26, 2014 12:11
JCMITCHE posting date Nov 26, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$410.00

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

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

9/24/15 Date 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.

SPECIFIC PLAN NO. 265 AMENDMENT NO. 1, GENERAL PLAN AMENDMENT NO. 1123, CHANGE OF ZONE NO. 7808, TENTATIVE TRACT MAP NO. 36546, ENVIRONMENTAL IMPACT REPORT NO. 540, AGRICULTURAL CASE NO. 1029
Project Title/Case Numbers

Matt Straite
County Contact Person

(951) 955-8631
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Cornerstone Communities
Project Applicant

4365 Executive Dr. Ste. 600, San Diego, Ca 92121
Address

The proposed project is located easterly of Highway 70, westerly of Promontory Parkway, and northerly of Calistoga Drive.
Project Location

The General Plan Amendment proposes to revise the Land Use Designations as follows: (1) for Assessor's Parcel 957-320-007 from Restricted Light Industrial and Open Space as reflected in the Specific Plan to Community Development, Public Facilities (CD/PF); and (2) for Parcels 957-320-018 and 957-320-014 revise the Land Use Designations from Restricted Light Industrial and Open Space, as reflected in the Specific Plan to Community Development, Public Facilities (CD/PF). The Specific Plan Amendment proposes to revise the Specific Plan to remove parcels from the SP, change light industrial uses to residential and recreational uses in the southeasterly portion of the Plan area, and revise the SP Circulation Plan. The Agricultural Case proposes to disestablish Murrieta Hot Springs Agricultural Preserve No. 14. The Change of Zone proposes three zoning modifications: (1) revise the Specific Plan Zoning Ordinance as it pertains to the renumbering of all Planning Area, the addition of new Planning Areas 14, 15, 16, 17, 19, 21 and 22 (related to TTM 36546), and the deletion of old Planning Areas 6.2, 10.0, 20.0, and 33.0 (PA's 10.0, 20.0 and 33.0 are now in the City of Murrieta); (2) revise the entire Specific Plan boundary to eliminate properties from the Specific Plan (two APN's from a runway extension to the French Valley Airport, and one for a Rancho California Water District tank site being removed from the Specific Plan Boundary (portion of PA's 6.0 and 32.0) and to change the zoning on the three properties from Specific Plan (SP) to Manufacturing Service- Commercial (MS-C), and remove a portion of the Specific Plan that is now in the City of Murrieta (PA's 10.0, 20.0 and 33.0); and (3) to formalize the boundaries for all Planning Areas. The Tentative Tract Map proposes a subdivision of 161.8 acres into 271 residential lots and 37 lettered lots, 13 of which are for public streets, 10 for water quality basins, 8 designated as HOA, 2 are designated for open space, and 4 designated for parks.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on July 21 2015, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, 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

Project Planner
Title

Board Assistant
Date

Date Received for Filing and Posting at OPR: _____

SEP 22 2015 3:25

Please charge deposit fee case#: ZEA ZCFG .5993

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1308585

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: CORNERSTONE COMMUNITIES

\$50.00

paid by: CK 1046
EA42617

paid towards: CFG05993
at parcel:
appl type: CFG3

CALIF FISH & GAME: DOC FEE

By _____ Sep 10, 2013 12:20
MGARDNER posting date Sep 10, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1506927

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: CORNERSTONE COMMUNITIES \$3,069.75
paid by: CK 1239
EA42617
paid towards: CFG05993 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 18, 2015 16:14
MGARDNER posting date Jun 18, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$3,069.75

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

1 (3) The development standards for combined residential/commercial
2 development in Planning Area 1 of Specific Plan No. 364 shall be the same as those
3 standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the
4 development standards set forth in Article VIII, Section 8.2 a., b., c., d., e., and f. shall be
5 deleted and replaced with the following:

- 6 A. The minimum lot width shall be sixty feet (60').
- 7 B. The front of the building shall not be less than ten feet (10') from the
8 property line.
- 9 C. The side yard shall not be less than five feet (5').
- 10 D. Except for lots with alleys, the rear yard shall not be less than ten feet (10').
11 Lots with alleys have no rear yard requirements.
- 12 E. Where the front, side or rear yard is adjacent to a residential lot with a
13 minimum lot size of half an acre or larger, all buildings shall not be less
14 than twenty-five feet (25') from the adjacent residential property line.
- 15 F. The maximum building height shall be fifty feet (50').
- 16 G. Fireplaces and air conditioning units shall be allowed to encroach into the
17 required front, side or rear setbacks a maximum of two feet (2'). No air
18 conditioning units are permitted in the front of a residential building.
19 Encroachments for balconies, porches, decks and attached patio covers shall
20 be allowed to encroach into the required front and rear setbacks a maximum
21 of seven feet (7'). No other structural encroachments shall be permitted in
22 the front, side or rear yard except as provided for in Section 18.19 of
23 Ordinance No. 348.
- 24 H. Trash collection areas shall be screened by landscaping or architectural
25 features in such a manner as not to be visible from a public street or from
26 any adjacent residential area.
- 27 I. Outside storage areas are prohibited.
- 28

1 J. All lighting fixtures, including spot lights, electrical reflectors and other
2 means of illumination for signs, buildings, landscaping, parking, loading,
3 unloading and similar areas, shall be focused, directed and arranged to
4 prevent glare or direct illumination on residential uses.

5 (4) The development standards for detached clustered residential development
6 in Planning Area 1 of Specific Plan No. 364 shall be the same as those standards identified
7 in Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9,
8 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- 9 A. The minimum lot size shall be 7,200 square feet.
- 10 B. The minimum lot width shall be thirty-one feet (31').
- 11 C. The minimum front yard setback (to a habitable portion of the main
12 building) shall be five feet (5') from the right of way.
- 13 D. The minimum setback for a porch shall be five feet (5') from the right of
14 way.
- 15 E. The minimum distance between the front of a building and any adjacent
16 building shall be twenty feet (20') at the first story and thirty feet (30') at
17 the second story, regardless of lot lines.
- 18 F. For motor courts, which shall be defined herein as single family detached
19 homes grouped around a common private drive, all side yards shall not be
20 less than four feet (4').
- 21 G. For garden courts, which shall be defined herein as single family detached
22 homes grouped around a private lawn, side yards on corner lots shall not be
23 less than five feet (5') and interior side yards shall not be less than four feet
24 (4').
- 25 H. The minimum rear yard for garden courts shall be five feet (5').
- 26 I. The minimum rear yard for motor courts shall be eight feet (8').
- 27
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1 J. Driveways shall be less than three feet (3') in length or at least eighteen feet
2 (18') in length; driveway lengths between three feet (3') and eighteen feet
3 (18') are prohibited.

4 K. The minimum distance between the front of a building to the side of another
5 building shall be twenty feet (20').

6 L. The minimum distance between the side of a building and the rear of
7 another building shall be ten feet (10').

8 M. The minimum distance between the rear of a building and the rear of
9 another building shall be fifteen feet (15').

10 N. The minimum distance between the rear of a building and the rear of
11 another building across an alley or motor court shall be thirty feet (30').

12 O. The minimum distance between the rear of a building and any adjacent
13 building (not including detached garages on the same lot) shall be ten feet
14 (10') at the first story, twenty feet (20') at the second story, and thirty feet
15 (30') between garages, regardless of lot lines.

16 P. The maximum lot coverage shall be 60%.

17 Q. The maximum building height shall be forty feet (40').

18 R. The minimum private open space shall be one hundred eighty square feet
19 (180') with a minimum width of twelve feet (12') and length of ten feet
20 (10').

21 (5) The development standards for attached clustered residential development
22 in Planning Area 1 of Specific Plan No. 364 shall be the same as those standards identified
23 in Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9,
24 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

25 A. The minimum lot size shall be 5,000 square feet.

26 B. The minimum lot width shall be sixty feet (60').
27
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- 1 C. The minimum front yard setback (to a habitable portion of the main
2 building) shall be ten feet (10') from the right of way.
- 3 D. For townhomes, which shall be defined herein as multi-family attached row
4 homes with garages typically in the rear of the building, the minimum
5 setback for porches shall be five feet (5') from the property line.
- 6 E. For courtyards, which shall be defined herein as multi-family attached row
7 homes grouped around a common private drive or along a drive lane, the
8 minimum setback for porches shall be twelve feet (12') from the property
9 line.
- 10 F. For townhomes and courtyards, side yards shall not be less than ten feet
11 (10').
- 12 G. For townhomes, the distance between buildings shall not be less than
13 twenty-five feet (25').
- 14 H. For courtyards, the distance between buildings shall not be less than twenty
15 feet (20').
- 16 I. The rear yard distance between buildings (to habitable portion of the main
17 building) shall not be less than twenty feet (20').
- 18 J. Driveways shall be less than three feet (3') in length or at least eighteen feet
19 (18') in length; driveway lengths between three feet (3') and eighteen feet
20 (18') are prohibited.
- 21 K. The minimum private open space shall be one hundred square feet (100')
22 with a minimum width of ten feet (10') and length of eight feet (8').
- 23 L. The maximum building height shall be forty-eight feet (48').
- 24 (6) The development standards for congregate care residential facilities within
25 Planning Area 1 of Specific Plan No. 364 shall be the same standards as those identified in
26 Article XIXe, Section 19.102 of Ordinance No. 348.
- 27
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1 (7) Except as provided above, all other zoning requirements shall be the same
2 as those requirements identified in Article VII, Article VIII, Article IXb and Article XIXe
3 of Ordinance No. 348.

4 b. Planning Area 2

5 (1) The uses permitted in Planning Area 2 of Specific Plan No. 364 shall be the
6 same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348 except that
7 the uses permitted in Section 7.1.a.(1), (2), (3), (4), (6), (7), (8), (9), (10), (11), and (12);
8 Section 7.1.b.(2), (3), (5), (6), (7), (8), (9), and (10); and Section 7.1.c.(1) and (2) shall not
9 be permitted. In addition, the uses permitted under Section 7.1.b. shall include public
10 schools, detached clustered residential development and attached clustered residential
11 development.

12 (2) The development standards for detached clustered residential development in
13 Planning Area 2 of Specific Plan No. 364 shall be the same as those standards identified in
14 Article VII of Ordinance 348 except Sections 7.2, 7.3, 7.4, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11
15 of Ordinance No. 348 shall be deleted and replaced with the following:

- 16 A. The minimum lot size shall be 7,200 square feet.
- 17 B. The minimum lot width shall be thirty-one feet (31').
- 18 C. The minimum front yard setback (to a habitable portion of the main
19 building) shall be five feet (5') from the right of way.
- 20 D. The minimum setback for a porch shall be five feet (5') from the right of
21 way.
- 22 E. The minimum distance between the front of a building and any adjacent
23 building shall be twenty feet (20') at the first story and thirty feet (30') at
24 the second story, regardless of lot lines.
- 25 F. All side yards for motor courts shall not be less than four feet (4').
- 26 G. All side yards for garden courts shall not be less than five feet (5').
- 27 H. The rear yard for garden courts shall not be less than five feet (5').
- 28

- 1 I. The rear yard for motor courts shall not be less than eight feet (8').
- 2 J. Driveways shall be less than three feet (3') in length or at least eighteen feet
- 3 (18') in length; driveway lengths between three feet (3') and eighteen feet
- 4 (18') are prohibited.
- 5 K. The minimum distance between the front of a building and the side of a
- 6 building shall be twenty feet (20').
- 7 L. The minimum distance between the front of a building and the side of
- 8 another building shall be ten feet (10').
- 9 M. The minimum distance between the rear of a building and the rear of
- 10 another building shall be fifteen feet (15').
- 11 N. The minimum distance between the rear of a building and the rear of
- 12 another building across an alley or motor court shall be thirty feet (30').
- 13 O. The minimum distance between the rear of a building and any adjacent
- 14 building (not including detached garages on the same lot) shall be ten feet
- 15 (10') at the first story, twenty feet (20') at the second story, and thirty feet
- 16 (30') between garages, regardless of lot lines.
- 17 P. The maximum coverage shall be 60%.
- 18 Q. The maximum building height shall be forty feet (40').
- 19 R. The minimum private open space shall be one hundred eighty square feet
- 20 (180') with a minimum width of twelve feet (12') and length of ten feet
- 21 (10').

22 (3) The development standards for attached clustered residential development in
23 Planning Area 2 of Specific Plan No. 364 shall be the same as those standards identified in
24 Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10,
25 and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- 26 A. The minimum lot size shall be 7,200 square feet.
- 27 B. The minimum lot width shall be sixty feet (60').

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- 1 C. The minimum front yard setback (to a habitable portion of the main
2 building) shall be ten feet (10') from the right of way.
- 3 D. The minimum setback for townhome porches shall be five feet (5') from the
4 right of way.
- 5 E. The minimum setback for courtyard porches shall be twelve feet (12') from
6 the right of way.
- 7 F. Side yards on corner lots (facing street) shall not be less than ten feet (10'),
8 with five feet (5') of public space and five feet (5') of private space.
- 9 G. For townhomes and courtyards, interior side yards shall not be less than ten
10 feet (10').
- 11 H. For townhomes, the distance between buildings shall not be less than
12 twenty-five feet (25').
- 13 I. For courtyards, the distance between buildings shall not be less than twenty
14 feet (20').
- 15 J. The rear yard (to the habitable portion of the main building) shall not be
16 less than ten feet (10').
- 17 K. The minimum distance between the rear of a building and the rear of
18 another building shall be twenty feet (20').
- 19 L. Driveways shall be less than three feet (3') in length, or at least eighteen
20 feet (18') in length; driveway lengths between three feet (3') and eighteen
21 feet (18') are prohibited.
- 22 M. The minimum private open space shall be one hundred square feet (100')
23 with a minimum width of ten feet (10') and length of eight feet (8').
- 24 N. The maximum building height shall be forty-eight feet (48').
- 25 (4) Except as provided above, all other zoning requirements shall be the same as
26 those requirements identified in Article VII of Ordinance No. 348.

27 c. Planning Areas 3 and 5

28

1 (1) The uses permitted in Planning Areas 3 and 5 of Specific Plan No. 364
2 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
3 except that the uses permitted pursuant to Section 6.1.a.(2), (3), (5), (7) and (8); Section
4 6.1.b.(3), (4), (5), and (6); Section 6.1.c.(1); and Section 6.1.e.(1) shall not be permitted.
5 In addition, the uses permitted under Section 6.1.b. shall include public schools, detached
6 clustered residential development and attached clustered residential development.

7 (2) The development standards for residential development in Planning Area 3
8 and 5 of Specific Plan No. 364 shall be the same as those standards identified in Article VI,
9 Section 6.2 of Ordinance No. 348, except that the development standards set forth in
10 Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the
11 following:

- 12 A. The minimum lot size shall be 4,000 square feet for Planning Area 3 and
13 5,000 square feet for Planning Area 5.
- 14 B. The minimum lot width for standard lots shall be fifty feet (50').
- 15 C. The minimum lot width for lots along a cul-de-sac shall be thirty-five feet
16 (35').
- 17 D. The minimum front yard setback (to a habitable portion of the main
18 building) shall be twelve feet (12') from the right of way.
- 19 E. The minimum setback for front-entry garages shall be twenty feet (20')
20 from the right of way and fifteen feet (15') for side-entry garages.
- 21 F. The minimum front yard setback for porches shall be eight feet (8') from
22 the right of way.
- 23 G. Side yards for interior lots shall be not less than five feet (5').
- 24 H. Side yards on corner lots (facing street) shall not be less than ten feet (10')
25 with five feet (5') of public space and five feet (5') of private space.
- 26 I. Fireplaces and air conditioning units shall be allowed to encroach into the
27 required side yard setback a maximum of two feet (2'). Covered Patios,
28

1 balconies and decks shall be allowed to encroach into the required rear yard
2 setback a maximum of five feet (5'). No other structure encroachment shall
3 be permitted in the front, side, or rear yard, except as provided for in
4 Section 18.19 of Ordinance No. 348.

5 J. The rear yard shall not be less than fifteen feet (15').

6 K. The maximum building height shall be forty feet (40').

7 L. The maximum lot coverage shall be 60% for single story dwellings and
8 50% for two story dwellings.

9 M. All playground equipment and public gathering areas within Planning Areas
10 3 and 5 shall be shaded in accordance with the Shade Standards described in
11 Section IV.E.2 of Specific Plan No. 364.

12 (3) The development standards for detached clustered residential development in
13 Planning Areas 3 and 5 of Specific Plan No. 364 shall be the same as those standards
14 identified in Section Article VI, 6.2 of Ordinance No. 348, except that the development
15 standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and
16 replaced with the following:

17 A. The minimum lot size shall be 3,000 square feet.

18 B. The minimum lot width for standard lots shall be twenty-five feet (25'). The
19 minimum lot width for lots along a cul-de-sac shall be twenty feet (20').

20 C. The minimum front yard setback (to a habitable portion of the main
21 building) shall be ten feet (10') from the right of way.

22 D. The minimum front yard setback from the right of way to garages shall be
23 twenty feet (20').

24 E. Covered porches and balconies may encroach into the required front yard
25 setback a maximum of five feet (5'). No other structure encroachment shall
26 be permitted in the front, side, or rear yard, except as provided for in
27 Section 18.19 of Ordinance No. 348.
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- 1 F. The side yard shall not be less than four feet (4').
- 2 G. The rear yard shall not be less than five feet (5').
- 3 H. The minimum setback for garages located to the rear of lot shall be two feet
- 4 (2') from the property line.
- 5 I. The minimum distance between the rear of a building and any adjacent
- 6 building (not including detached garages on the same lot) shall be ten feet
- 7 (10') at the first story and twenty feet (20') at the second story, regardless of
- 8 lot lines.
- 9 J. The minimum private open space shall be four hundred (400) square feet
- 10 with a minimum width of fifteen feet (15') and length of fifteen feet (15').
- 11 K. The maximum lot coverage shall be 60%.

12 (4) The development standards for attached clustered residential development in

13 Planning Areas 3 and 5 of Specific Plan No. 364 shall be the same as those standards

14 identified in Article VII of Ordinance No. 348, except that the development standards set

15 forth in Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348

16 shall be deleted and replaced with the following:

- 17 A. The minimum lot size shall be 7,200 square feet.
- 18 B. The minimum lot width shall be thirty-one feet (31').
- 19 C. The minimum front yard setback (to a habitable portion of the main
- 20 building) shall be eight feet (8') from the right of way.
- 21 D. The minimum setback from the right of way to front entry garages shall be
- 22 twenty feet (20').
- 23 E. Covered porches and balconies may encroach into the required front yard
- 24 setback a maximum of two feet (2'). Covered patios, balconies and decks
- 25 may encroach into the required rear yard setback a maximum of four feet
- 26 (4'). No other structure encroachment shall be permitted in the front, side,
- 27 or rear yard, except as provided for in Section 18.19 of Ordinance No. 348.
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- 1 F. The minimum distance between the front of a building and any adjacent
2 building shall be twenty feet (20'), regardless of lot lines.
- 3 G. Side yards on corner lots (facing street) shall not be less than ten feet (10')
4 with five feet (5') of public space and five feet (5') of private space.
- 5 H. Side yards for interior lots shall not be less than five feet (5').
- 6 I. The rear yard shall not be less than eight feet (8').
- 7 J. Driveways shall be less than three feet (3') in length or at least eighteen feet
8 (18') in length; driveway lengths between three feet (3') and eighteen feet
9 (18') are prohibited.
- 10 K. The minimum distance between the front of a building and the side of
11 another building shall be twenty feet (20').
- 12 L. The minimum distance between the side of a building and the side of
13 another building shall setback shall be ten feet (10').
- 14 M. The minimum distance between the rear of a building and the rear of
15 another building shall be fifteen feet (15').
- 16 N. The minimum distance between the rear of a building and the rear of
17 another building across alley or motor court shall be thirty feet (30').
- 18 O. The minimum private open space shall be two hundred (200) square feet
19 with a minimum width of ten feet (10') and length of ten feet (10').
- 20 P. The maximum lot coverage shall be 60%.
- 21 Q. The maximum building height shall be forty feet (40').

22 (5) Except as provided above, all other zoning requirements shall be the same as
23 those requirements identified in Article VI and Article VII of Ordinance No. 348.

24 d. Planning Area 4A

25 (1) The uses permitted in Planning Area 4A of Specific Plan No. 364 shall be the
26 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
27 that the uses permitted in Section 8.100.a., b., and c. shall not be permitted. In addition,
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1 the permitted uses identified under Section 8.100.a. shall also include public schools,
2 public parks, private recreation areas, and trails.

3 (2) The development standards for Planning Area 4A of Specific Plan No. 364 shall
4 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
5 348.

6 (3) Except as provided above, all other zoning requirements shall be the same as
7 those requirements identified in Article VIIIe of Ordinance No. 348.

8 e. Planning Area 4B

9 (1) The uses permitted in Planning Area 4B of Specific Plan No. 364 shall be
10 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
11 except that the uses permitted in Section 8.100.a., b., and c., shall not be permitted. In
12 addition, the permitted uses identified under Section 8.100.a. shall also include public
13 schools, non-commercial community centers, libraries, and senior centers.

14 (2) The development standards for Planning Area 4B of Specific Plan No. 364
15 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
16 No. 348.

17 (3) Except as provided above, all other zoning requirements shall be the same
18 as those requirements identified in Article VIIIe of Ordinance No. 348.

19 f. Planning Area 6 and 7

20 (1) The uses permitted in Planning Areas 6 and 7 of Specific Plan No. 364 shall
21 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
22 except that the uses permitted pursuant to Section 8.100.a., b., and c. shall not be
23 permitted. In addition, the permitted uses identified under Section 8.100.a. shall also
24 include natural open space, overlooks, and trails.

25 (2) The development standards for Planning Areas 6 and 7 of Specific Plan No.
26 364 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
27 Ordinance No. 348.

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(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

Section 3. This ordinance shall take effect 30 days after its adoption.

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

By: *Marvin Aschley*
Chairman

ATTEST:
CLERK OF THE BOARD:
KECIA HARPER-IHEM

By: *Kecia Harper-Ihem*
Deputy

(SEAL)

APPROVED AS TO FORM

September 10, 2015

By: *Michelle Clack*
MICHELLE CLACK
Deputy County Counsel

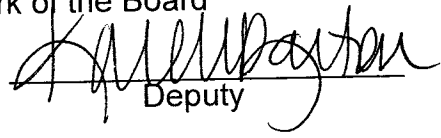
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on September 22, 2015, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Jeffries, Tavaglione, Washington, Benoit and Ashley
NAYS: None
ABSENT: None

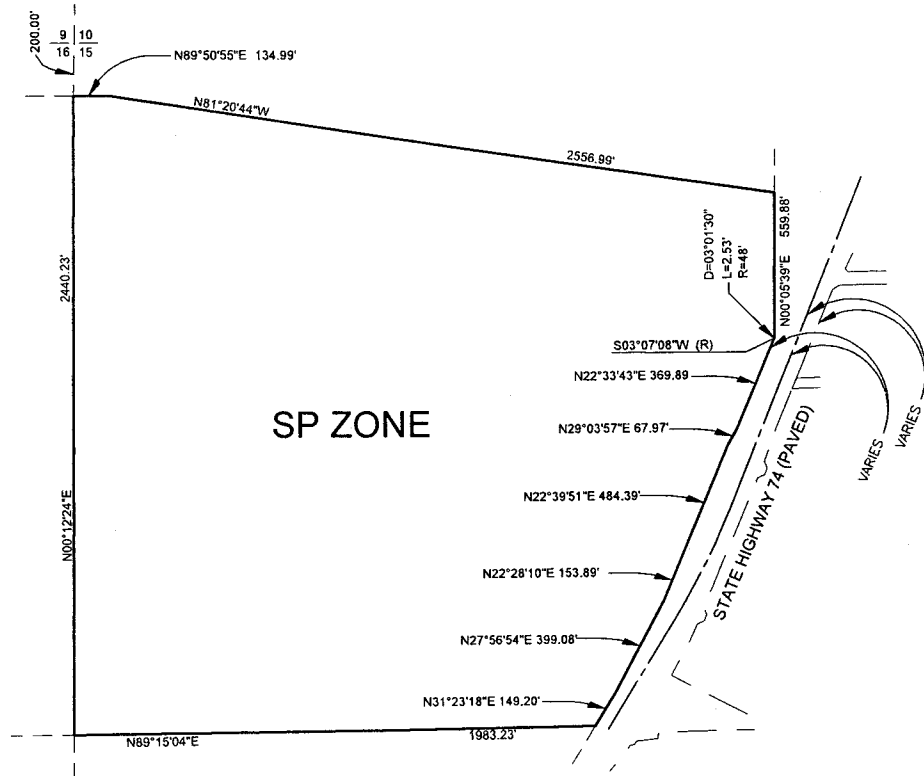
DATE: September 22, 2015

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL

MEADOWBROOK ZONING AREA

SEC. 15 T.5S., R.4W. S.B.B. & M.

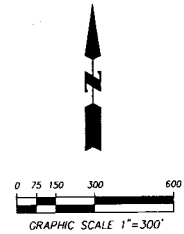


SP ZONE

STATE HIGHWAY 74 (PAVED)

VARIABLES

SP ZONE SPECIFIC PLAN (SP00364)



MAP NO. 2.2374
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO 348
 CHANGE OF ZONE CASE NO. 7143
 ADOPTED BY ORDINANCE NO. 348.4804

RIVERSIDE COUNTY BOARD OF SUPERVISORS

1
2 A. The minimum lot size shall be twenty thousand square feet (20,000') with a
3 minimum average width of seventy-five feet (75 ').

4 (3) Except as provided above, all other zoning requirements shall be the same as those
5 requirements identified in Article XI of Ordinance No. 348.

6 b. Planning Area 2.

7 (1) The uses permitted in Planning Area 2 of Specific Plan No. 265 shall be the same
8 as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses
9 permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.;
10 h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 2. and 9.; Section 11.2.b. (2) c), i),
11 k), l), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6), (7); (8), (9), (10), (11), (13), (14),
12 (15), (16) and (17); and Section 11.2.e. shall not be permitted. In addition, the permitted uses
13 identified under section 11.2.b. of Ordinance 348 shall also include aircraft taxiways, telephone
14 exchanges and switching equipment, post offices, fire and police stations, water and gas company
15 service facilities, and parcel delivery services.

16 (2) The development standards for Planning Area 2 of Specific Plan No. 265 shall be
17 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that
18 the development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by
19 the following:

20 A. The minimum lot size shall be twenty thousand square feet (20,000') with a
21 minimum average width of seventy-five feet (75 ').

22 (3) Except as provided above, all other zoning requirements shall be the same as those
23 requirements identified in Article XI of Ordinance No. 348.

24 c. Planning Area 3.

25 (1) The uses permitted in Planning Area 3 of Specific Plan No. 265 shall be the same
26 as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses
27 permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.;

1 h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), 1),
2 o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall not be
3 permitted.

4 (2) The development standards for Planning Area 3 of Specific Plan No. 265 shall be
5 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

6 (3) Except as provided above, all other zoning requirements shall be the same as those
7 requirements in Article XI of Ordinance No. 348.

8 d. Planning Areas 4, 6, and 7.

9 (1) The uses permitted in Planning Areas 4, 6, and 7 of Specific Plan No. 265 shall be
10 the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the
11 uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1.
12 and 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i),
13 k), 1), o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall
14 not be permitted. In addition, the permitted uses identified under Section 11.2.c. shall include
15 organic fertilizer production, composting and recycling of green waste, not including food waste.

16 (2) The development standards for Planning Areas 4, 6, and 7 of Specific Plan No. 265
17 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

18 (3) Except as provided above, all other zoning requirements shall be the same as those
19 requirements in Article XI of Ordinance No. 348.

20 e. Planning Area 5.

21 (1) The uses permitted in Planning Area 5 of Specific Plan No. 265 shall be the same
22 as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses
23 permitted pursuant to section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.;
24 h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), 1),
25 o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall
26 not be permitted.

1 (2) The development standards for Planning Area 5 of Specific Plan No. 265 shall be
2 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

3 (3) Except as provided above, all other zoning requirements shall be the same as those
4 requirements identified in Article XI of Ordinance No. 348.

5 f. Planning Area 8.

6 (1) The uses permitted in Planning Area 8 of Specific Plan No. 265 shall be the same
7 as those permitted in Article IXd, Section 9.72 of Ordinance No. 348 except that the uses
8 permitted pursuant to Section 9.72.a.(2), (9) and (10) and Section 9.72.b. (4) shall not be
9 permitted.

10 (2) The development standards for Planning Area 8 of Specific Plan No. 265 shall be
11 the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348, except
12 that the development standards set forth in Article IXd, Section 9.73.b. shall be deleted and
13 replaced by the following:

14 A. Where the front, side or rear yard adjoins a street, the minimum setback shall be
15 twenty-five feet (25') from the property line.

16 B. Where the front, side or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4,
17 R-6, R-T, R-T-R, W-2, W-2-M or SP with a residential zone, the minimum setback
18 shall be twenty-five feet (25') from the property line.

19 C. Where the front, side, or rear yard adjoins a lot zoned other than R-R, R-1, R-A, R-
20 2, R-3, R-4, R-6, R-T, R-T-R, W-2, W-2-M, or SP with a residential zone, there is
21 no minimum setback.

22 (3) Except as provided above, all other zoning requirements shall be the same as those
23 requirements identified in Article IXd of Ordinance No. 348.

24 g. Planning Areas 9 and 11.

25 (1) The uses permitted in Planning Areas 9 and 11 of Specific Plan No. 265 shall be
26 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that
27 the uses permitted pursuant to Section 9.50.a. (2), (3), (6), (7), (12), (13), (16), (18), (20), (21),
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1 (25), (26), (27), (31), (32), (34), (35), (36), (38), (40), (42), (43), (45), (46), (47), (48), (52), (53),
2 (58), (62), (64), (65), (67), (68), (70), (76), (77), (78), (79), (80), (83), (84), (86), (87), (89), (92),
3 (93), (95), (96), (97), (98) and (101) and b.(1) through (6), (8), (10), (11), (13) through (20), (22)
4 and (23) shall not be permitted.

5 (2) The development standards for Planning Areas 9 and 11 of Specific Plan No. 265
6 shall be the same as those standards identified in Article IXb Section 9.53 of Ordinance No. 348
7 except that the development standards set forth in Article IXb, Section 9.53.b. shall be deleted and
8 replaced by the following:

9 A. Where the front, side or rear yard adjoins a street, the minimum setback shall be
10 twenty-five feet (25') from the property line.

11 B. Where the front, side or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4,
12 R-6, R-T, R-T-R, W-2-M, or SP with a residential use, the minimum setback shall
13 be twenty-five feet (25') from the property line.

14 C. Where the front, side, or rear yard adjoins a lot zoned other than R-R, R-1, R-A, R-
15 2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, there is no
16 minimum setback.

17 (3) Except as provided above, all other zoning requirements shall be the same as those
18 requirements identified in Article IXb of Ordinance No. 348.

19 h. Planning Area 10.

20 (1) The uses permitted Planning Area 10 of Specific Plan No. 265 shall be the same as
21 those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348.

22 (2) The development standards for Planning Area 10 of Specific Plan No. 265 shall be
23 the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

24 (3) Except as provided above, all other zoning requirements shall be the same as those
25 requirements identified in Article IXb of Ordinance No. 348.

26 i. Planning Areas 12 and 13.

1 (1) The uses permitted in Planning Areas 12 and 13 of Specific Plan No. 265 shall be
2 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that
3 the uses permitted pursuant to Section 9.50.a (100) and (102) shall not be permitted. In addition,
4 the permitted uses identified under Section 9.50.a. of Ordinance No. 348 shall also include law,
5 medical, dental, chiropractic, architectural, engineering, community planning, and real estate
6 offices. In addition, the permitted uses identified under Section 9.50.b. of Ordinance No. 348 shall
7 include health and exercise centers, provided all facilities are located within an enclosed building.

8 (2) The development standards for Planning Areas 12 and 13 of Specific Plan No. 265
9 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

10 (3) Except as provided above, all other zoning requirements shall be the same as those
11 requirements identified in Article IXb of Ordinance No. 348.

12 j. Planning Areas 14 and 17.

13 (1) The uses permitted in Planning Areas 14 and 17 of Specific Plan No. 265 shall be
14 the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the
15 uses permitted pursuant to Section 7.1.a. (2), (3), (4), (10), (11), (12); b. (3), (5), (6), (7) and (9);
16 and c. (1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall
17 include private recreational parks/areas.

18 (2) The development standards for Planning Areas 14 and 17 of Specific Plan No. 265
19 shall be the same as those standards identified in Article VII of Ordinance No. 348 except
20 Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted
21 and replaced with the following development standards:

- 22 A. The minimum lot size shall be four thousand five hundred square feet (4,500').
 - 23 B. The minimum lot width shall be forty-five feet (45').
 - 24 C. The front yard setback shall be a minimum of fifteen feet (15').
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1 D. The minimum corner side yard setback shall be ten feet (10'). All other side yard
2 setbacks shall be five feet (5'). The minimum side yard distance between structures
3 shall be at least ten feet (10')

4 E. The minimum rear yard setback shall be fifteen feet (15').

5 F. The minimum garage setback shall be eighteen feet (18').

6 G. The maximum building height shall be thirty-five feet (35').

7 H. The maximum lot coverage shall be 60% for single story buildings and 50% for
8 two story buildings. Lot coverage includes, but is not limited to, garages, covered
9 porches, and balconies.

10 I. Encroachments for fireplaces, air conditioning units and media centers shall not
11 exceed more than two feet (2') into the front, side, or rear setbacks. No air
12 conditioning units shall be permitted in front of the structure. Encroachments for
13 balconies, porches, decks, and attached patio covers shall not exceed ten feet (10')
14 into the front or rear setback. The side yard with gate access shall at all times
15 maintain a five feet (5') clearance regardless of encroachments. No other structural
16 encroachments shall be permitted in the front, rear or side yard except as provided
17 for in Section 18.19 of Ordinance No. 348.

18 J. All playground equipment shall be shaded in accordance with the Shade Standards
19 described in Section IV.E.3 of Specific Plan No. 265.

20 (3) Except as provided above, all other zoning requirements shall be the same as those
21 requirements identified in Article VII of Ordinance No. 348.

22 k. Planning Area 15.

23 (1) The uses permitted in Planning Area 15 of Specific Plan No. 265 shall be the same
24 as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses
25 permitted pursuant to Section 7.1. a.(2), (3), (4), (6), (8), (9), (10), (11) and (12); b.(1), (2), (3),
26 (5), (6), (7), (8), (9) and (10); and c.(1) and (2) shall not be permitted. In addition, the uses
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1 permitted under Section 7.1.a shall include single-family detached dwellings with zero lot lines
2 and Section 7.1.b shall include private recreational parks/areas.

3 (2) The development standards for Planning Area 15 of Specific Plan No. 265 shall be
4 the same as those standards identified in Article VII of Ordinance 348, except that the
5 development standards set forth in Section 7.3, 7.4, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall
6 be deleted and replaced with the following:

- 7 A. The minimum lot size shall be three thousand seven hundred and eighty square feet
8 (3,780').
- 9 B. The minimum lot width shall be forty-two feet (42') and minimum frontage on cul-
10 de-sac shall be twenty two-feet (22').
- 11 C. The minimum front facing street setback shall be ten feet (10').
- 12 D. The minimum front entry garage setback shall be twenty feet (20') and side entry
13 garage setback shall be fifteen feet (15').
- 14 E. The minimum street side setbacks shall be ten feet (10') and interior side setbacks
15 shall be at least five feet (5').
- 16 F. The minimum rear setback shall be ten feet (10') when building element is twenty
17 feet (20') in width or less otherwise it shall be fifteen feet (15').
- 18 G. There shall be a minimum twenty feet (20') separation between the second stories
19 of adjacent buildings.
- 20 H. Encroachments for balconies, porches, decks, and attached patio covers shall not
21 exceed five feet (5') into the rear setback. No other structural encroachments shall
22 be permitted in the front, rear or side yard except as provided for in Section 18.19
23 of Ordinance No. 348.
- 24 I. Any driveway shall be less than three feet (3') in length or at least eighteen feet
25 (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are
26 not permitted.
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1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VII of Ordinance No. 348.

3 l. Planning Area 16.

4 (1) The uses permitted in Planning Area 16 of Specific Plan No. 265 shall be the same
5 as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses
6 permitted pursuant to Section 7.1. a. (2), (3), (4), (10), (11), (12); b. (3), (5), (6), (7) and (9); and c.
7 (1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include
8 private recreational parks/areas.

9 (2) The development standards for Planning Area 16 of Specific Plan No. 265 shall be
10 the same as those standards identified in Article VII of Ordinance 348, except that the
11 development standards set forth in Section 7.3, 7.4, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall
12 be deleted and replaced with the following:

- 13 A. The minimum lot size shall be four thousand five hundred square feet (4,500').
- 14 B. The minimum lot width shall be thirty-eight feet (38') and minimum frontage on
15 cul-de-sac shall be twenty-two feet (22').
- 16 C. The minimum front facing street setback shall be eighteen feet (18').
- 17 D. The minimum front entry garage setback shall be eighteen feet (18').
- 18 E. The minimum street side setbacks shall be five feet (5') and interior side setbacks
19 shall be at least five feet (5').
- 20 F. The minimum rear setback shall be five feet (5').
- 21 G. There shall be a minimum twenty feet (20') separation between the second stories
22 of adjacent buildings.
- 23 H. Encroachments for balconies, porches, decks, and attached patio covers shall not
24 exceed five feet (5') into the rear setback. No other structural encroachments shall
25 be permitted in the front, rear or side yard except as provided for in Section 18.19
26 of Ordinance No. 348.

1 I. Any driveway shall be less than three feet (3') in length or at least eighteen feet
2 (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are
3 not permitted.

4 (3) Except as provided above, all other zoning requirements shall be the same as those
5 requirements identified in Article VII of Ordinance No. 348.

6 m. Planning Areas 18, 19, 20, 21, and 23.

7 (1) The uses permitted in Planning Areas 18, 19, 20, 21, and 23 of Specific Plan No.
8 265 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348
9 except that the uses permitted pursuant to Section 8.100.a.1, 2, 5, 7 and 8; b.; and c. shall not be
10 permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include
11 natural open space and trails.

12 (2) The development standards for Planning Areas 18, 19, 20, 21, and 23 of Specific
13 Plan No. 265 shall be the same as those standards identified in Article VIIIe of Ordinance No.
14 348.

15 (3) Except as provided above, all other zoning requirements shall be the same as those
16 requirements identified in Article VIIIe of Ordinance No. 348.

17 n. Planning Area 22.

18 (1) The uses permitted in Planning Area 22 of Specific Plan No. 265 shall be the same
19 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses
20 permitted pursuant to Section 8.100.a.1, 2, 5, 7; b.; and c. shall not be permitted. In addition, the
21 permitted uses identified under Section 8.100.a. shall also include parks and trails.

22 (2) The development standards for Planning Area 22 of Specific Plan No. 265 shall be
23 the same as those standards identified in Article VIIIe of Ordinance No. 348 with the addition of
24 the following standard:

25 A. All playground equipment shall be shaded in accordance with the Shade Standards
26 described in Section IV.E.3 of Specific Plan No. 265.

1 (3) Except as provided above, all other zoning requirements shall be the same as those
2 set forth in Article VIIIe of Ordinance 348.

3 Section 3. This ordinance shall take effect 30 days after its adoption.
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6 BOARD OF SUPERVISORS OF THE COUNTY
7 OF RIVERSIDE, STATE OF CALIFORNIA

8 *By: Marion Ashley*
9 Chairman, Board of Supervisors
10 Marion Ashley

11 ATTEST:

12 CLERK OF THE BOARD
13 KECIA HARPER-IHEM

14 By: *Kecia Harper-Ihem*

15 Deputy

16
17 (SEAL)
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20 APPROVED AS TO FORM:

21 September 10, 2015

22
23 By: *Michelle Clack*

24 MICHELLE CLACK
25 Deputy County Counsel
26
27

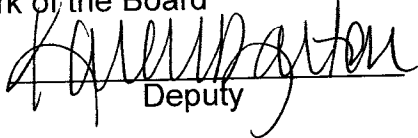
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on September 22, 2015, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

AYES: Jeffries, Tavaglione, Washington, Benoit and Ashley
NAYS: None
ABSENT: None

DATE: September 22, 2015

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL

2 **RESOLUTION NO. 2015-214**
3 **AMENDING THE RIVERSIDE COUNTY GENERAL PLAN**
4 **(Second Land Use Cycle and Second Circulation Cycle**
5 **of General Plan Amendments for 2015)**

6 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., notice was
7 given and public hearings were held before the Riverside County Board of Supervisors and the Riverside
8 County Planning Commission in Riverside, California to consider proposed amendments to the Southwest
9 Area Plan, Pass Area Plan and the Eastern Coachella Valley Area Plan of the Riverside County General
10 Plan; and,

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

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

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

18 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
19 of the County of Riverside in regular session assembled on September 22, 2015 that:

- 20 **A. General Plan Amendment No. 743 (GPA No. 743)** is a proposal to amend the Land Use
21 Element by amending the Land Use Designation in the Elsinore Area Plan from
22 Community Development: Very Low Density Residential (CD:VLDR), and Rural: Rural
23 Mountainous (R:RM) to Specific Plan Land Use Designation of Medium Density
24 Residential (MDR), Medium High Density Residential (MHDR), Mixed Use (MU), Open
25 Space-Recreation (OS-R), and Rural Mountainous (RM) on an approximately 127.4 acre
26 site located on the southwest corner of Highway 74 and Ethanac Road, in the
27 Meadowbrook Zoning Area of the First Supervisorial District, as shown on the exhibit
28 titled "CZ07143 GPA00743 SP00364 Proposed General Plan, Exhibit 6" a copy of which
is attached hereto and incorporated herein by reference. General Plan Amendment No. 743

BY:  DATE: 9/22/15
MICHELLE CLACK

1 is associated with Change of Zone No. 7143, Specific Plan No. 364, and Environmental
2 Impact Report No. 530, which were considered concurrently with this amendment at the
3 public hearings before the Planning Commission and the Board of Supervisors. Change of
4 Zone No. 7143 proposes to change the zoning classification from Rural Residential (RR)
5 to Specific Plan (SP), in accordance with "CZ07143 GPA00743 SP00364 Proposed
6 Zoning, Exhibit 3" a copy of which is attached hereto and incorporated herein by
7 reference, on the approximately 127.4 acre site. Specific Plan No. 364 proposes a master
8 planned community of 126.4 acres for 490 single family homes on 59.8 acres, 11.3 acres
9 for mixed use development, 48.8 acres for open space, and 8.2 acres for infrastructure
10 development. The Planning Commission recommended approval of GPA No. 743 on April
11 15, 2015, and the Board of Supervisors tentatively approved GPA No. 743 on August 18,
12 2015.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
14 this matter, both written and oral, including Environmental Impact Report No. 530, that:

- 15 1. The site is located in the Elsinore Area Plan.
- 16 2. The Elsinore Area Plan Land Use Map determines the extent, intensity, and location of
17 land uses within the Elsinore Area.
- 18 3. The site is currently designated Very Low Density Residential (VLDR) and Rural
19 Mountainous (RM).
- 20 4. General Plan Amendment No. 743 is a Policy/Entitlement amendment.
- 21 5. General Plan Amendment No. 743 amends the Riverside County General Plan Land Use
22 Element from Community Development: Very Low Density Residential (CD:VLDR), and
23 Rural: Rural Mountainous (R:RM) to Specific Plan Land Use Designation of Medium
24 Density Residential (MDR), Medium High Density Residential (MHDR), Mixed Use
25 (MU), Open Space-Recreation (OS-R), and Rural Mountainous (RM) as shown on the
26 exhibit titled "CZ07143 GPA00743 SP00364 Proposed General Plan, Exhibit 6", which is
27 attached hereto and incorporated herein by reference.
- 28 6. Surrounding land use designations include Rural Community-Very Low Density

1 Residential (RC:VLDR) and Rural-Rural Mountainous (R:RM) to the north, Rural
2 Community-Very Low Density Residential (RC:VLDR) and Community Development-
3 Commercial Retail (CD:CR) to the east, Rural Community-Very Low Density Residential
4 (RC:VLDR) and Community Development-Commercial Retail (CD:CR) to the south, and
5 Rural-Rural Mountainous (R:RM), and Rural Community –Very Low Density Residential
6 (RC:VLDR) to the west.

- 7 7. The project site's current zoning is Rural Residential (RR).
- 8 8. The site is surrounded by properties zoned Rural Residential (RR) to the north and west,
9 Rural Residential (RR) and Scenic Highway Commercial (C-P-S) to the south and east.
- 10 9. Surrounding land uses include vacant lots to the west and north, and scattered single family
11 residential to the east and south.
- 12 10. New conditions or circumstances disclosed during the review process justify modifying the
13 General Plan, the modifications proposed by General Plan Amendment No. 743 do not
14 conflict with the Riverside County Vision and would not create an internal inconsistency
15 among the elements of the General Plan. Specifically, the Riverside County Vision calls
16 for a "family of special communities in a remarkable environmental setting, as articulated
17 in the General Plan Vision Statement." (General Plan, p. V-3). The Project's plan for a
18 residential community of homes in varying densities, recreational areas, open spaces,
19 streets, and other infrastructure based on the planning principles of clustered development,
20 protection of natural resources and buffering is consistent with the County's vision. Other
21 Project attributes include the following:
- 22 a. Land consumption has been minimized as a result of a clustered, more compact
23 development pattern.
 - 24 b. The clustered development would result in higher densities, up to 14 units per acre
25 on the Northeastern portion of the site, and more varied housing types than what is
26 typically found in Elsinore Area Plan.
 - 27 c. The Project will provide a wide range of pedestrian trails and interconnectivity.
 - 28 d. The project will also be bringing a range of residential and local-serving

1 commercial, educational, cultural, and recreational opportunities to the area, thus
2 being consistent with the Rural Village Area Policy which helps the project
3 implement the intent of the General Plan.

- 4 11. Further, the Project is consistent with the planning principles in General Plan Appendix B
5 for the reasons included in Draft EIR No. 530 Table.
- 6 12. General Plan Amendment No. 743 does not involve a conflict in any Foundation
7 Component because the existing Foundation Component of Rural will remain unchanged.
- 8 13. General Plan Amendment No. 743 also contributes to the purposes of the General Plan.
9 Specifically, the Project's plan for a residential community of homes in varying densities,
10 recreational areas, open spaces, streets, and other infrastructure based on the planning
11 principles of clustered development, protection of natural resources and buffering is
12 consistent with the County's Vision. Specifically, since the current proposal to preserve
13 the Northwestern Site as open space will help, in part, the County achieve MSHCP
14 conservation goals. Finally, the Project is consistent with the purposes of the General Plan
15 as analyzed in the Draft EIR No. 530.
- 16 14. Special circumstances or conditions have emerged that were unanticipated in preparing the
17 General Plan:
- 18 a. General Plan Amendment No. 743 would allow the Project to be planned in a
19 comprehensive manner with clustered development such that the land uses and
20 development intensity proposed for the eastern portion of the site would be an
21 appropriate transition from the nonresidential uses to the west, while preserving
22 property within the western portion of the site to buffer the open spaces west of the
23 Project Site.
- 24 b. New information about the Project Site's characteristics and the propriety of a
25 specific plan, including the proposal to preserve the hillsides, has emerged since the
26 General Plan was adopted. The General Plan recognized that specific plans are
27 highly customized policy or regulatory tools that provide a bridge between the
28 General Plan and individual development projects in a more area-specific manner

1 than is possible with community-wide zoning ordinances. The specific plan is a
2 tool that provides land use and development standards that are tailored to respond
3 to special conditions and aspirations unique to the area being proposed for
4 development.

5 c. A detailed examination of the Project Site has revealed valuable information about
6 the site's physical characteristics. The land plan created as a result of the site-
7 specific analysis would cluster development to provide substantial new local and
8 regional benefits as well as protect natural resources. The Specific Plan would
9 preserve the hillsides in order to ensure protection of habitat and the wildlife travel
10 route as well as to provide trails and passive recreational opportunities.
11 Development density would be clustered on the eastern portion of the site where
12 topography and access are most suitable for development and avoid the tailings
13 area of the mine that was previously located on the site. In order to do so, a
14 specific plan is necessary to implement the plan. The specific plan would allow for
15 a comprehensive plan that would help achieve the County's vision of coordinated
16 communities surrounded by aesthetically pleasing settings. Accordingly, the
17 detailed analysis of the Project Site's resources and the propriety of a specific plan
18 constitute new information that has emerged since the General Plan was adopted,
19 thereby warranting General Plan Amendment No. 743.

20 15. In accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348 and the
21 Administration Element of the General Plan, for the reasons specified above, General Plan
22 Amendment No. 743 does not involve a change in or conflict with any General Plan
23 Principal, is consistent with the goals and policies of the Elsinore Area Plan and all
24 policies of the Riverside County General Plan, contributes to achieving the purposes of the
25 General Plan and new conditions or circumstances justify modifying the General Plan.

26 16. The proposed General Plan amendment will not be detrimental to public health, safety, and
27 welfare.
28

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** the
2 Environmental Impact Report No. 530 (“EIR”) and finds that the EIR had been completed in
3 compliance with CEQA and that the EIR was presented to, reviewed and considered by the Board of
4 Supervisors prior to rendering its decision and that the EIR reflects the independent judgment and analysis
5 of the Board of Supervisors.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the findings
7 required by Public Resources Code Section 21081 with respect to each of the significant environmental
8 impacts of the project identified in the EIR, including the Statement of Overriding Considerations which
9 are set forth in Resolution No. 2015-108 and incorporated herein by reference.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
11 on this matter, including EIR No. 530 that it **ADOPTS** General Plan Amendments No. 743 as described
12 herein and shown on Exhibit 6 titled “CZ07143 GPA00743 SP00364 Proposed General Plan, Exhibit 6”
13 attached hereto.

14 **B. General Plan Amendment No. 856 (GPA No. 856)** is a proposal to amend the Land Use
15 Element by establishing a general plan land use designation for APN 519-170-009, which
16 is currently undesignated, to Light Industrial (LI) and to modify Figure C-9, Scenic
17 Highway, of the Riverside County General Plan Circulation Element. These revisions
18 reflect recent changes to Section 263.3 of the California Streets and Highway Code, which
19 removed from the state scenic highway system the portion of State Highway Route 10
20 between Route 38 near Redlands and Route 62 near Whitewater in the Counties of San
21 Bernardino and Riverside. The property is located northwesterly of Apache Trail in
22 Cabazon and southeasterly of the Interstate 10 freeway in the Pass and Desert Zoning Area
23 of the Fifth Supervisorial District, as shown on the exhibit entitled “GPA 856 Proposed
24 General Plan, Exhibit 6” a copy of which is attached hereto and incorporated herein by
25 reference. General Plan Amendment No. 856 is associated with Environmental Assessment
26 No. 41355, which was considered concurrently with this amendment at the public hearings
27 before the Planning Commission and the Board of Supervisors. The Planning Commission
28 recommended approval of GPA No. 856 on December 3, 2014 and the Board of

1 Supervisors tentatively approved GPA No. 856 on March 10, 2015.

2 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based upon the evidence presented
3 on this matter, both written and oral, including Environmental Assessment No. 41355, that:

- 4 1. The site is located in the Riverside County Pass Area Plan.
- 5 2. The Riverside County Pass Area Plan Land Use Map determines the extent, intensity, and
6 location of land uses within the Riverside County Pass Area Plan.
- 7 3. Due to a mapping error, the site lacks a General Plan Land Use Designation or a General
8 Plan Foundation Component.
- 9 4. General Plan Amendment No. 856 amends the Riverside County General Plan Land Use
10 Element to establish a Community Development: Light Industrial (CD:LI) land use
11 designation for the site as shown on the exhibit titled "GPA00856 Proposed General Plan,
12 Exhibit 6", which is attached hereto and incorporated by reference herein.
- 13 5. General Plan Amendment No. 856 also amends Figure C-9 of the Riverside County
14 General Plan Circulation Element and Figure 9 of the Riverside County Pass Area Plan.
- 15 6. Surrounding land use designations include Rural Residential (R-R) to the West and South;
16 Commercial Retail (CR) to the North; and Light Industrial (LI) to the West.
- 17 7. The project site's current zoning is Manufacturing – Service Commercial (M-SC).
- 18 8. The site is surrounded by properties zoned Controlled Development (W-2-10) to the South,
19 East, West; Manufacturing – Service Commercial (M-SC) to the West, and Scenic
20 Highway Commercial (C-P-S) to the North.
- 21 9. Surrounding land uses include commercial retail and Tribal Lands uses to the north, a
22 surface mining operation to the south and the Interstate 10 freeway to the east and west.
- 23 10. General Plan Amendment No. 856 is considered a Policy/Entitlement and Technical
24 Amendment. A Technical Amendment involves changes in the General Plan of a technical
25 nature. A Technical Amendment shall include a finding that the amendment would not
26 change policy direction or the intent of the General Plan. General Plan Amendment No.
27 856 is consistent with policy direction and the General Plan's intent because the
28 Community Development: Light Industrial land use designation implements the jobs and

1 economy, transportation and financial realities of the Pass Area Plan. This land use
2 designation also promotes the highest and best use that can be associated with a railroad
3 right-of-way property.

- 4 11. General Plan Amendment No. 856 corrects an error or omission in the General Plan by
5 establishing the light industrial land use designation for the subject property. The land use
6 designation provides a well-defined transitional buffer between the existing commercial
7 retail north of Interstate 10 to surface mining operations to the south of the project site.
- 8 12. In accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348, General
9 Plan Amendment No. 856 does not involve a change in or conflict with the Riverside
10 County Vision. Establishing a light industrial land use designation on the subject property
11 will not change or conflict with the Riverside County Vision to protect open space and
12 Scenic Resources because the subject site is within an area along Interstate 10 that was
13 eliminated from California's Scenic Highway list in 2013 pursuant to Senate Bill No. 169.
14 Additionally, the subject site is surrounded by existing retail services and outdoor
15 advertising displays. Therefore, impact to the Vision statements set forth in the County's
16 Multi-Purpose Open Space Element will not occur.
- 17 13. This amendment will not change or conflict with any General Planning Principle set forth
18 in General Plan Appendix B. The amendment is consistent with the Economic
19 Development Principles, the Land and Development Activity Principles and the
20 Community Design Principles of Appendix B which acknowledge that every community is
21 maturing in its own way. Additionally, Transportation Corridor Principles encourage the
22 need for new transportation corridors and their optimal modal mix. General Plan
23 Amendment No. 856 provides for comprehensive transportation system to operate at a
24 regional, countywide, community and neighborhood scale. As part of this transportation
25 system, corridors will serve as unifying connectors between communities, providing high
26 capacity linkages between jobs, residences, recreational opportunities, and offering
27 multiple modes of travel.
- 28 14. General Plan Amendment No. 856 is also consistent with the County General Plan

1 Circulation Element by optimizing existing transportation systems, transportation
2 corridors, mass transit, street standards, pedestrian, bicycle and equestrian friendly
3 communities and air transportation.

4 15. General Plan Amendment No. 856 does not involve a change or conflict with any
5 Foundation Component designation in the General Plan. Establishing the light industrial
6 land use designation and updating Figure C-9 of the Circulation Element and Figure 9 of
7 the County's Pass Area Plan does not include a Foundation Component. Therefore,
8 General Plan Amendment No. 856 will not impact a Foundation Component.

9 16. This amendment also contributes to the achievement of the General Plan's purposes or, at a
10 minimum, would not be detrimental to them. The amendment creates and achieves an
11 integrated mix of industrial and commercial development for the surrounding community.
12 Specifically, General Plan Amendment No. 856 contributes to the Efficient Use of Land
13 Concept which provides that new growth patterns no longer reflect a pattern of urban
14 sprawl. Rather, they follow a framework of transportation and open space corridors, with
15 concentrations of development that fit into that framework. General Plan Amendment No.
16 856 implements this concept by establishing the light industrial land use designation for
17 the subject site.

18 17. General Plan Amendment No.856 also makes changes to the General Plan to conform to
19 Senate Bill No. 169 that was signed into law in 2013. This legislation was not anticipated
20 or contemplated at the time the RCIP General Plan was developed and constitutes special
21 circumstances not anticipated during the development and adoption of the RCIP General
22 Plan. For the reasons set forth above, General Plan Amendment No. 856 is consistent with
23 the goals and policies of the Pass Area Plan and with all policies of the Riverside County
24 General Plan.

25 18. For the reasons set forth above, General Plan Amendment No. 856 does not involve a
26 change in or conflict with the Riverside County Vision and conforms to the fundamental
27 values stated in the Riverside County Vision.

28 19. General Plan Amendment No. 856 will not be detrimental to public health, safety, or

1 welfare.

- 2 20. The findings of the initial study performed pursuant to Environmental Assessment No.
3 41355, a copy which is attached hereto, are incorporated herein by reference. The
4 Environmental Assessment determined that the proposed general plan amendment would
5 not have any potentially significant impacts and concluded that the project would not have
6 a significant effect on the environment.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Negative
8 Declaration for Environmental Assessment No. 41355, and **ADOPTS** General Plan Amendment No. 856
9 as described herein and shown on the exhibit titled "GPA00856 Proposed General Plan, Exhibit 6".

- 10 C. **General Plan Amendment No. 928D1 (GPA No. 928D1)** is a proposal to amend the
11 General Plan Land Use Element by amending the Foundation Component and Land Use
12 designations from Rural: Rural Residential (R:RR) to Community Development:
13 Commercial Tourist (CD:CT) (2-5 D.U./Acre) on approximately 9.09 acres located in the
14 French Valley area, more specifically, northerly of Raven Court Road, southerly of
15 Monteleone Meadows Drive, easterly of I-215, and westerly of Briggs Road in the Rancho
16 California Zoning Area of the Third Supervisorial District, as shown on Exhibit 6 titled
17 "CZ07863 GPA00928D1 CUP03681 Recommended General Plan Amendment" a copy of
18 which is attached hereto and incorporated herein by reference. General Plan Amendment
19 No. 928D1 is associated with Change of Zone No. 7863 and Environmental Assessment
20 No. 42499, which were considered concurrently with this amendment at the public
21 hearings before the Planning Commission and the Board of Supervisors. Change of Zone
22 No. 7863 proposes to change the zoning classification from Rural Residential (RR) to
23 Scenic Highway Commercial (CPS), as shown on the exhibit titled "CZ07863
24 GPA0928D1 CUP03681 Proposed Zoning Exhibit 3" a copy of which is attached hereto
25 and incorporated herein by reference. The Planning Commission recommended approval
26 of GPA No. 928D1 on April 15, 2015 and the Board of Supervisors tentatively approved
27 GPA No. 954 on June 30, 2015.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
2 on this matter, both written and oral, including Environmental Assessment No. 42499, that:

- 3 1. The site is located in the Southwest Area Plan.
- 4 2. The Southwest Area Plan Land Use Map determines the extent, intensity, and location of
5 land uses within the Southwest Area.
- 6 3. The site is currently designated Rural: Rural Residential (R:RR) allowing 5 acre minimum
7 lots within the Rural Foundation Component.
- 8 4. General Plan Amendment No. 928D1 is a foundation amendment timely filed for the
9 Eight-Year General Plan Review Cycle. It changes the Southwest Area Plan land use
10 designation on approximately 9.09 acres by amending the General Plan Foundation
11 Component from Rural: Rural Residential (R:RR) to Community Development:
12 Commercial Tourist (CD:CT) (2-5 D.U./Acre) as shown on Exhibit No. 6 titled "CZ07863
13 GPA00928D1 CUP03681 Recommended General Plan Amendment".
- 14 5. The project site is surrounded by properties which are designated Rural: Rural Residential
15 (R:RR) (5 Acre Minimum) to the north, south, and west, Community Development:
16 Medium Density Residential (CD:MDR) to the east of the project location.
- 17 6. The project site's current zoning is Rural Residential (RR)
- 18 7. The project site is surrounded by properties which are zoned Rural Residential (RR) to the
19 north, south, east and west.
- 20 8. The proposed amendment does not conflict with the Riverside County Vision, or create an
21 inconsistency. Specifically, GPA No. 928D1 is consistent with the following:
 - 22 a. Community- the proposed project will act as a location for community gatherings
23 such as weddings, which strengthens the self-sufficiency of the community.
 - 24 b. Inter-relatedness- The land use change will help the community achieve mutually
25 beneficial results in as much as the community members will be able to host events
26 closer to their homes.
 - 27 c. Balance- the Land Use designation will work in harmony with the surrounding
28 rural uses, as this is proposed to be a rural event facility, capitalizing on the rural

1 nature of the area.

2 d. Creativity and Innovation- The proposed Land Use designation and the events
3 center will fit harmoniously in the rural area and work with the elementary/middle
4 school next door in a way that will be unique, offering tours to the school and events
5 in a location that will capitalize on the character of the surrounding uses. Events
6 facilities are not always a good fit in a rural area, this facility, because of the unique
7 nature of the surrounding uses, will work well.

8 e. Distinctiveness- This Land Use and proposed use are unique. The attributes of the
9 facility will strengthen the character of the area.

10 9. GPA No. 928D1 is consistent with the principles of the General Plan contained in
11 Appendix B of the General Plan. Specifically, GPA No. 928D1 is consistent with the
12 following principles:

13 a. Principle I.C. Maturing Communities, discusses the different maturity rates of
14 different communities. This community is ready for this increase in intensity as
15 provided in the Planning Department's staff report.

16 b. Principle I.G. Efficient Land Use, discusses the efficient use of the land. The
17 intensity proposed by GPA No. 928D1 is appropriate at this time. The school site
18 next door operates during normal operating hours. The events facility project will
19 be a good neighbor because it will function largely when the school is not operating
20 and will not conflict with the neighboring use. The site is bordered to the west by
21 an open space conservation area, to the east the noise from the use is buffered
22 through the design, namely stables that are located between the use and the nearest
23 home to the east, which is also owned by the application (family resides there).
24 The neighbors to the south are still residential; however the design of the facility is
25 well away from sensitive receptors.

26 c. Principle VI.3, Rural Development Principles, explains that in areas where rural
27 character is clearly established, its nature is such that intensification is impractical,
28 and its current residents/property owners strongly prefer a continued rural lifestyle.

1 The proposed event facility that is associated with GPA No. 928D1 capitalizes on
2 the rural nature of the surrounding community to provide ambiance for the facility.

3 The design maintains a rural feel, so the character of the rural area will be retained.

- 4 10. New conditions or circumstances disclosed during the review process justify modifying the
5 General Plan. Since 2003, the State of California elected to build a dual (elementary and
6 middle) school on the property to the north of the project site. The event center associated
7 with GPA No. 928D1 contains stables, and capitalizes on the rural nature of the area to
8 promote an ambiance for the guests of the facility. So while the new school is acting as the
9 change agent for the General Plan Amendment, the project will still work within the rural
10 nature of the surrounding area. Additionally, the property to the west of the site has been
11 designated to place over 300 acres of previously developable land into permanent
12 conservation. This is important because it will prevent this foundation change from
13 starting a ripple effect that would continue to erode the rural nature of the area. The new
14 300 acres of conservation land will act as a hard line to prevent any other urbanizing land
15 use changes that may be triggered from the applicants proposed change. The area to the
16 west will continue to be in open space into perpetuity and will ultimately be under
17 ownership of the Western Riverside County Regional Conservation Authority.
- 18 11. For the reasons set forth above, GPA No. 928D1 is consistent with the policies and
19 purposes of the General Plan and would not create an internal inconsistency.
- 20 12. For the reasons set forth above, General Plan Amendment No. 928D1 is consistent with the
21 goals and policies of the Southwest Area Plan and will all policies of the Riverside County
22 General Plan.
- 23 13. For the reasons set forth above, General Plan Amendment No. 928D1 does not involve a
24 change in or conflict with the Riverside County Vision and conforms to the fundamental
25 values stated in the Riverside County Vision.
- 26 14. General Plan Amendment No. 928D1 will not be detrimental to public health, safety or
27 welfare.
- 28 15. The findings of the initial study performed pursuant to Environmental Assessment No.

1 42499, a copy of which is attached hereto, are incorporated herein by reference. The
2 Environmental Assessment determined that the proposed general plan amendment and
3 associated change of zone (the "project") would not have any potentially significant
4 impacts and concluded that the project would not have a significant effect on the
5 environment.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Negative
7 Declaration for Environmental Assessment No. 42499, and **ADOPTS** General Plan Amendment No.
8 928D1 as described herein and as shown on the revised General Plan Land Use Exhibit No. 6 titled
9 "CZ07863 GPA00928D1 CUP03681 Recommended General Plan Amendment"

10 **D. General Plan Amendment No. 954 (GPA No. 954)** is a proposal to amend the Land Use
11 Element by amending the Foundation Component and Land Use designations in the
12 Southwest Area Plan from Rural Community (RC) to Community Development (CD) and
13 to amend the General Plan Land Use designation from Estate Density Residential (EDR) (2
14 acre minimum lot size) to Medium Density Residential (MDR) (2-5 D.U./Ac.) and Medium
15 High Density Residential (MHDR) (5-8 D.U./Ac.) on approximately 53.94 acres located
16 Northerly of Benton Road, easterly of Washington Street, southerly of Yates Road,
17 westerly of Lake Skinner Recreational Area in the Rancho California Zoning Area of the
18 Third Supervisorial District, as shown on Exhibit 7 titled "GPA00954 Staff Recommended
19 General Plan" a copy of which is attached hereto and incorporated herein by reference.
20 General Plan Amendment No. 954 is associated with Change of Zone No. 7739 and
21 Environmental Assessment No. 41782, which were considered concurrently with this
22 amendment at the public hearings before the Planning Commission and the Board of
23 Supervisors. Change of Zone No. 7739 proposes to change the zoning classification from
24 Light Agriculture 5-Acre Minimum (A-1-5) to Planned Residential (R-4), as shown on the
25 exhibit titled "CZ7739 GPA00954 Proposed Zoning Exhibit 3" a copy of which is attached
26 hereto and incorporated herein by reference. The Planning Commission recommended
27 approval of GPA No. 954 on September 17, 2014 and the Board of Supervisors tentatively
28 approved GPA No. 954 on November 4, 2014.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
2 this matter, both written and oral, including Environmental Assessment No. 41782, that:

- 3 1. The site is located in the Southwest Area Plan.
- 4 2. The Southwest Area Plan Land Use Map determines the extent, intensity, and location of
5 land uses within the Southwest Area.
- 6 3. The site is currently designated Rural Community: Estate Density Residential (RC:EDR)
7 allowing 2 acre minimum lots within the Rural Community Foundation Component.
- 8 4. General Plan Amendment No. 954 is a foundation amendment timely filed for the Eight-
9 Year General Plan Review Cycle. It changes the Southwest Area Plan land use
10 designation on approximately 53.94 acres by amending the General Plan Foundation
11 Component from Rural Community to Community Development, and the Land Use
12 Designation from Estate Density Residential (RC:EDR) to Medium Density Residential
13 (MDR) (2-5 D.U./Ac.) and Medium High Density Residential (MHDR) (5-8 D.U./Ac.) as
14 shown on Exhibit No. 7 titled "GPA00954 Staff Recommended General Plan".
- 15 5. The project site is surrounded by properties which are designated Medium Density
16 Residential (MDR) to the north, Public Facility (PF) and Open Space Conservation
17 Habitat(OS-CH) to the east, Estate Density Residential (EDR) to the south, and
18 Commercial Retail(CR), Open Space Conservation (OS-C) and Rural Community Estate
19 Density Residential to the west of the project location.
- 20 6. The project site's current zoning is Light Agriculture- 5 Acre Minimum (A-1-5).
- 21 7. The project site is surrounded by properties which are zoned Rural Residential (RR) to the
22 east, One Family Dwelling (R-1) to the north, Specific Plan (SP) and Mobile Home
23 Subdivisions-2 ½ Acre Minimum (R-T-R-2 ½) to the west, and Residential Agricultural-2
24 ½ Acre Minimum (R-T-R-2 ½) to the south of the project area.
- 25 8. The Riverside County Vision discusses many concepts including housing, population
26 growth, community, and transportation. The proposed change does not conflict with the
27 Riverside County Vision, or create an inconsistency because the General Plan envisioned
28 the project's area as a mix of rural and urban densities. More specifically, the project

1 offers a full range of housing which increases the mix of densities in the area, respects the
2 need for appropriate density transitions, and builds communities near schools, which are
3 new to this area since 2003. Additionally, the infrastructure required to support this
4 proposed density is existing in the area and the project respects the biological corridors
5 through the appropriate transition to the conservation area east of the site.

6 9. New conditions or circumstances disclosed during the review process justify modifying the
7 General Plan. Since 2003, the State has located a new school campus across the street from
8 the project site. This school campus is intended to accommodate the existing population
9 and growth in the area. Higher density is best suited near a school site. This helps create
10 the shortest distance for school children to get to the school that serves them. In 2003
11 when the project area was designated Estate Density, there was no school in the area. With
12 the new school site existing two charter schools have been constructed and a high school is
13 planned. The Estate Density Designation currently featured on the site is no longer in the
14 best interest of the community as urban density near schools help foster walkability.

15 10. General Plan Amendment No. 954 is also considered a Policy/Entitlement Amendment. In
16 accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348, General
17 Plan Amendment No. 954 does not change or conflict with any General Planning Principle
18 set forth in General Plan Appendix B and as explained below:

19 a. Principal 1.C. discusses the different maturity rates of different communities. This
20 community is ready for this increase in density due to the addition of the school
21 campus. Additionally, the ultimate roadway width of Washington Street has begun
22 construction, utilities not present in 2003 are now available at the site, additional
23 development has been approved in the area and new Specific Plans are proposed in
24 the vicinity that are also proposing to increase density. Therefore, the project is
25 consistent with Principle I.G. which encourages efficient land use by encouraging
26 compact and transit-adaptive development on regional and community scales.

27 b. Principle II.A. encourages environmentally sensitive community design and
28 Principle II.B. includes habitat preservation. This project is located within Criteria

1 Cell 5567 of the Western Riverside County Multiple Species Habitat Conservation
2 Plan. On June 6, 2011 a letter submitted by the Environmental Planning Division
3 for the County of Riverside identified that the MSHCP conservation required was
4 not outlined for this particular property. The project is consistent with all provisions
5 of the multi-species habitat conservation plan (MSHCP).

6 c. Principle IV.A.1 discusses the need for a variety of housing options and densities.
7 General Plan Amendment No. 954 will promote a greater diversity on lot sizes in
8 this area and housing options near the new set of schools.

9 d. Principle IV.A.3 and 4 discusses the need to distribute density in a rational way and
10 that density should transition from urban centers to small cities to rural county
11 villages. This community is ready for this increase in density for the reasons set
12 forth above. Additionally, General Plan Amendment No. 954 places high density
13 housing close to the schools helping facilitate pedestrian activity, medium density
14 residential adjacent to the open space areas and medium density closer to existing
15 estate homes to provide for a gradual density transition among the homes.

16 11. As outlined in the consistency with the principals above, the project is consistent with the
17 policies and purposes of the General Plan and would not create an internal inconsistency.

18 12. For the reasons set forth above, General Plan Amendment No. 954 is consistent with the
19 goals and policies of the Southwest Area Plan and will all policies of the Riverside County
20 General Plan.

21 13. For the reasons set forth above, General Plan Amendment No. 954 does not involve a
22 change in or conflict with the Riverside County Vision and conforms to the fundamental
23 values stated in the Riverside County Vision.

24 14. General Plan Amendment No. 954 will not be detrimental to public health, safety or
25 welfare.

26 15. The findings of the initial study performed pursuant to Environmental Assessment No.
27 41782, a copy of which is attached hereto, are incorporated herein by reference. The
28 Environmental Assessment determined that the proposed general plan amendment could

1 have impacts on, or be impacted by Traffic. However, it was determined that these
2 impacts were less than significant or would be mitigated to a level of non-significance
3 through the application of adopted County Ordinances and through the measures indicated
4 in the initial study. The initial study concluded that the project, as mitigated, would not
5 have a significant effect on the environment.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
7 Negative Declaration for Environmental Assessment No. 41782, and **ADOPTS** General Plan Amendment
8 No. 954 as described herein and as shown on Exhibit 6 titled "GPA00954 Staff Recommended General
9 Plan"

10 **E. General Plan Amendment No. 1123 (GPA No. 1123)** is a proposal to amend the Land
11 Use Element by amending the Land Use Designation for Parcel 957-320-007, a Rancho
12 California Water District water tank site, from Restricted Light Industrial and Open Space
13 to Community Development: Public Facilities (CD:PF) and on Parcels 957-320-018, and
14 957-320-014 from Industrial Park and Restricted Light Industrial to Community
15 Development: Public Facilities (CD:PF) on an approximately 161.84 acres of the 716.9
16 acre Specific Plan, located easterly of Highway 79, westerly of Promontory Parkway, and
17 northerly of Calistoga Drive in the Rancho California Zoning Area of the Third
18 Supervisorial District as shown on the exhibit titled "CZ07806 GPA001123 SP00265A
19 Proposed General Plan, Exhibit 6" a copy of which is attached hereto and incorporated
20 herein by reference. General Plan Amendment No. 1123 is associated with Change of
21 Zone No. 7806, Tentative Tract Map No. 36546, Agricultural Case No. 1029 and
22 Environmental Impact Report No. 540, which were considered concurrently with this
23 amendment at the public hearing before the Board of Supervisors. Change of Zone No.
24 7806 proposes to revise the Specific Plan Zoning Ordinance as it pertains to the
25 renumbering of all Planning Area, the addition of new Planning Areas 14, 15, 16, 17, 19,
26 21 and 22, revise the entire Specific Plan boundary to eliminate three properties from the
27 Specific Plan, change the zoning on the three properties from Specific Plan (SP) to
28 Manufacturing Service- Commercial (MS-C), remove a portion of the Specific Plan that is

1 now in the City of Murrieta, and formalize the Planning Area boundaries in accordance
2 with "CZ07806 GPA01123 SP00265A1 Proposed Zoning, Exhibit 3" a copy of which is
3 attached hereto and incorporated herein by reference, on the approximately 716.4 acre site.
4 The Tentative Tract Map No. 36546 proposes a Schedule "A" subdivision of 161.84 acres
5 into 269 numbered residential lots and 37 lettered lots for public improvements, water
6 quality basins, Home Owner Association lots, and open space. Agricultural Case No. 1029
7 proposes to disestablish Murrieta Hot Springs Agricultural Preserve No. 14. The Board of
8 Supervisors tentatively approved GPA No. 1123, which was Fast Tracked, on July 21,
9 2015.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
11 this matter, both written and oral, including Environmental Impact Report No. 540, that:

- 12 1. The site is located in the Southwest Area Plan.
- 13 2. The Southwest Area Plan Land Use Map determines the extent, intensity, and location of
14 land uses within the Southwest Area.
- 15 3. The site is currently designated Commercial Retail (CR), Commercial Office (CO), Light
16 Industrial (LI), Public Facilities (PF) within the Community Development Foundation
17 Component and Conservation (OS-C) within the Open Space Foundation Component.
- 18 4. The project site is surrounded by properties which are designated Business Park (BP),
19 Public Facilities (PF), Commercial Retail (CR) to the north, Open Space Conservation
20 (OS-C), Business Park (BP), Medium Density Residential (MDR) to the south, Business
21 Park (BP), Medium Density Residential (MDR), Medium High Density Residential
22 (MHDR), Open Space Conservation Habitat (OS-CH) to the east, and Light Industrial (LI),
23 Business Park (BP) and City of Murrieta to the west of the project location.
- 24 5. The project site's current zoning is Specific Plan (SP).
- 25 6. The surrounding area includes the following: City of Murrieta to the west, Manufacturing
26 Service Commercial (M-SC), Industrial Park (I-P), Residential Agriculture-2 ½ acre
27 minimum (R-A-2 1/2), and Light Agriculture-10 acre minimum (A-1-10) to the north,
28 Light Agriculture-10 acre minimum (A-1-10), Specific Plan (SP), and Light Agriculture-5

1 acre minimum (A-1-5) to the east, and Specific Plan to the south of the project area.

- 2 7. General Plan Amendment No. 1123 is considered a Policy/Entitlement amendment.
- 3 8. General Plan Amendment No. 1123 is consistent with the General Plan Vision because
- 4 modifying the land use designations ensures consistency and integrates the Specific Plan
- 5 with the General Plan provisions. The Vision's Plan Integration provides that flexible
- 6 planning tools such as mixed use zoning, incentives for creative use of land, overlay
- 7 zoning and multiple, flexible use of open space are in common use as the County's
- 8 communities mature and new communities take shape.
- 9 9. General Plan Amendment No. 1123 does not conflict with the General Plan Principles in
- 10 Appendix B of the General Plan. Specifically, GPA No. 1123 is consistent with the
- 11 following:
- 12 a. Principle IV.A.1 fosters a variety in land use choices. The proposed amendment
- 13 change will add to the diversity of the land use choices in the area.
- 14 b. Principle III.B.1 provides for the need to foster multi modal transit. The proposed
- 15 amendment helps foster multi modal transit by helping to foster airplane use in the
- 16 Temecula Valley.
- 17 c. Principle III.F.1 explains that careful coordination is needed for the relationship
- 18 between airports and surrounding land uses and that air transportation facilities
- 19 need to be integrated into the County. GPA No. 1123 coordinates the surrounding
- 20 land uses with the existing French Valley airport.
- 21 10. General Plan Amendment No. 1123 does not conflict with any Foundation component as
- 22 the Foundation Component of Community Development remains the same.
- 23 11. One of the General Plan's purposes is to establish a comprehensive and sound database for
- 24 further implementation, project evaluation, administration and monitoring. General Plan
- 25 Amendment No. 1123 contributes to the achievement of this purpose by changing the
- 26 Planning Area designations to be in conformance with comparable designations that are
- 27 used in the General Plan, thus creating a one to one relationship between the Specific Plan
- 28 and the General Plan. With no deviation in designations between the General Plan and the

1 Specific Plan designations, it allows for ease in evaluation and administration of the
2 General Plan as a whole since the proposal eliminates inconsistency.

3 12. Special circumstance or conditions have also emerged since 2003 that were unanticipated
4 in preparing the General Plan. After 2003, ownership of the French Valley Airport runway
5 extension property changed to the County. Additionally, portions of the existing SP No.
6 265 were incorporated into the City of Murrieta. With these changes, it is appropriate to
7 change the Project site's land use designation to be consistent with the airport use, and the
8 reduction of size and scope of the Specific Plan since portions were annexed into the City
9 of Murrieta. In addition, it is an opportunity to change the designation of the Water
10 District Facility to make it consistent with the existing use.

11 13. In accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348 and the
12 Administration Element of the General Plan, for the reasons set forth above, GPA No.
13 1123 is consistent with the policies and purposes of the General Plan, would not create an
14 internal inconsistency, is consistent with the goals and policies of the Southwest Area Plan
15 and will all policies of the Riverside County General Plan.

16 14. General Plan Amendment No. 1123 will not be detrimental to public health, safety, or
17 welfare.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** the
19 Environmental Impact Report No. 540 ("EIR") and finds that the EIR had been completed in
20 compliance with CEQA and that the EIR was presented to, reviewed and considered by the Board of
21 Supervisors prior to rendering its decision and that the EIR reflects the independent judgment and analysis
22 of the Board of Supervisors.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the findings
24 required by Public Resources Code Section 21081 with respect to each of the significant environmental
25 impacts of the project identified in the EIR, including the Statement of Overriding Considerations which
26 are set forth in Resolution No. 2015-205 and incorporated herein by reference.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
2 on this matter, including EIR No. 540 that it **ADOPTS** General Plan Amendments No. 1123 as described
3 herein and shown on Exhibit 6 titled “CZ07806 GPA001123 SP00265A Proposed General Plan, Exhibit
4 6” attached hereto.

5 **F. General Plan Amendment General Plan Amendment No. 1058 (GPA No. 1058)**

6 proposes to amend the Land Use Element by changing the land use designations from
7 Community Development: Light Industrial (CD:LI) (0.25 – 0.60 floor area ratio) to
8 Community Development: Commercial Office (CD: CP) (0.35 – 1.0 floor area ratio) on
9 approximately 3.1 acres located northerly of northeasterly of Harvill Road, southeasterly of
10 Dree Circle, and westerly of 215 freeway in the North Perris Zoning Area of the First
11 Supervisorial District, as shown on Exhibit 6 titled “CZ07672 GPA01058 CUP03599
12 PROPOSED GENERAL PLAN” a copy of which is attached hereto and incorporated
13 herein by reference. General Plan Amendment No. 1058 is associated with Change of
14 Zone No. 7672, Conditional Use Permit No. 3599 and Environmental Assessment No.
15 41981, which were considered concurrently with this amendment at the public hearings
16 before the Planning Commission and the Board of Supervisors. Change of Zone No. 7672
17 proposes to change the zoning classification from Manufacturing-Service Commercial (M-
18 SC) to Commercial Office (C-O), in accordance with Exhibit 3 titled “CZ07672
19 GPA01058 CUP03599 PROPOSED ZONING” a copy of which is attached hereto and
20 incorporated herein by reference, on the approximately 3.1 acre site. Conditional Use
21 Permit No. 3599 proposes to permit the construction of a three-story 52,798 square foot
22 hotel with 103 room and a detached ancillary one-story 8,937 square foot banquet hall on
23 the approximately 3.1 acre site. The Planning Commission recommended tentative
24 approval of General Plan Amendment No. 1058 on April 15, 2015 and the Board of
25 Supervisors tentatively approved General Plan Amendment No. 1137 on June 2, 2015.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
27 this matter, both written and oral, including Environmental Assessment No. 41981, that:

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

- 1 2. The Mead Valley Area Plan Land Use Map determines the extent, intensity, and location
2 of land uses within the Mead Valley Area.
- 3 3. The site is currently designated Community Development: Light Industrial (CD: LI) (0.25
4 – 0.60 floor area ratio).
- 5 4. The project site is surrounded by properties which are designated Community
6 Development: Light Industrial and Community Development: Commercial Retail to the
7 north, Community Development: Light Industrial and Community Development:
8 Commercial Retail to the south, Community Development: Light Industrial to the east, and
9 Community Development: Light Industrial and Community Development: Commercial
10 Retail to the west of the project location.
- 11 5. The project site's current zoning is Manufacturing Service Commercial (M-SC.
- 12 6. The project site is surrounded by properties which are zoned Manufacturing-Service
13 Commercial to the north, south, east and to the west of the project area.
- 14 7. General Plan No. 1058 is considered a Policy/Entitlement.
- 15 8. General Plan Amendment No. 1058 does not conflict with the Vision for Riverside
16 County. The Vision for Riverside County states that employment is one of the most basic
17 individual needs and values a growing and diversified job base within Riverside County
18 residents may find a wide range of income opportunities in the agricultural, commercial,
19 industrial, office, tourism, and institutional sectors of the economy. GPA No. 10588 is
20 consistent with the Vision as it is providing job opportunities in the commercial, office,
21 and tourism sectors that will contribute to growing the economy in the County.
- 22 9. The Land Use Element of the General Plan also encourages a “balanced mixtures of land
23 uses, including commercial, office, industrial, agriculture, and open space, as well as a
24 variety of residential product types, densities, and intensities in appropriate locations that
25 respond to a multitude of market segments”. The proposed Amendment would positively
26 contribute towards the purposes of the General Plan and County Vision by providing
27 housing opportunities for a growing population.
- 28

1 10. General Plan Amendment No. 1058 would contribute to the achievement of the general
2 plan principles and policies and would not be detrimental to them. Specifically, GPA No.
3 1058 is consistent with the following General Plan Principles in Appendix B:

- 4 a. Principle I.G.1 - Encouraging increased densities and intensities for transit-adaptive
5 development because the project is proposing an intensive 103 bedrooms located
6 adjacent to the 215 freeway which is a major freeway corridor.
- 7 b. Principle III.A.1 - Optimize existing circulation systems because the project is
8 located adjacent 215 freeway which is a major freeway corridor.
- 9 c. Principle III.E - Bicycle friendly communities because the project proposes bike
10 racks to promote alternative modes of transportation.
- 11 d. Principle IV.A.3.c - Balanced growth by ensuring a balance of jobs, housing and
12 services within communities because the project will add 28 employees which
13 contribute to the economy of the Mead Valley area.
- 14 e. Principle IV.A.6 - Use of infill sites within existing urbanized area because the
15 vacant project site is located in a regionally urbanized area along the 215 freeway.
- 16 f. Principle VII.B.1 - Provide employment-generating uses because the project will
17 create approximately 28 direct jobs related to the hotel facility.
- 18 g. Principle VII.A.3 - Stimulate growth of businesses focused on national and
19 international markets because the project is a part of the Marriott hotel company
20 which has world-wide recognition.
- 21 h. Principle VII.C.2 - Provide for a range of uses in major transportation/employment
22 centers because the project is located adjacent to the 215 freeway which is a major
23 freeway corridor.
- 24 i. Principle VII.D.1 - Focus on availability of vacant, developable land that can
25 accommodate a variety of economic enterprises because the project is located on
26 vacant, desirable land for development which can cater to a variety of economic
27 enterprise.
- 28

- 1 11. General Plan Amendment No. 1058 does not conflict with any Foundation Component as
2 GPA No. 1058 does not propose to change the site's Community Development Foundation
3 Component.
- 4 12. GPA No. 1058 would also improve the ratio of jobs-to-workers in Riverside County by
5 creating temporary construction jobs as well as permanent jobs in the commercial, office
6 and tourism sector as GPA No. 1058 is associated with Conditional Use Permit No. 3599
7 which permits a hotel and banquet hall.
- 8 13. In accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348 and the
9 Administration Element of the General Plan , for the reasons state above, the project would
10 not create an internal inconsistency within the General Plan and is consistent with the
11 General Plan's policies and purposes.
- 12 14. The proposed General Plan Amendment will not be detrimental to public health, safety,
13 and welfare.
- 14 15. The findings of the initial study performed pursuant to Environmental Assessment No.
15 41981, a copy which is attached hereto, are incorporated herein by reference. The
16 Environmental Assessment determined that the proposed general plan amendment would
17 not have any potentially significant impacts and concluded that the project would not have
18 a significant effect on the environment.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
20 Negative Declaration for Environmental Assessment No. 41981, and **ADOPTS** General Plan Amendment
21 No. 1058 as described herein and as shown on Exhibit 6 titled "CZ07672 GPA01058 CUP03599
22 PROPOSED GENERAL PLAN".

23 **G. General Plan Amendment General Plan Amendment No. 1126 (GPA No. 1126)**
24 proposes to amend the Land Use Element by changing the land use designations from
25 Community Development: Light Industrial (CD:LI) (0.25 – 0.60 floor area ratio) to
26 Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units
27 per Acre) on approximately 65.2 acres located southerly of Center Street and easterly of
28 California Avenue in the University Zoning Area of the Second Supervisorial District, as

1 shown on Exhibit 6 titled "CZ07811 GPA01126 TR36668 PROPOSED GENERAL
2 PLAN" a copy of which is attached hereto and incorporated herein by reference. General
3 Plan Amendment No. 1126 is associated with Change of Zone No. 7811, Tentative Tract
4 No. 36668 No. 3599 and Environmental Assessment No. 42636, which were considered
5 concurrently with this amendment at the public hearings before the Planning Commission
6 and the Board of Supervisors. Change of Zone No. 7811 proposes to change the zoning
7 classification from Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P)
8 to One Family Dwellings (R-1), in accordance with Exhibit 3 titled "CZ07811 GPA01126
9 TR36668 PROPOSED ZONING" a copy of which is attached hereto and incorporated
10 herein by reference, on the approximately 65.2 acre site. Tentative Tract Map No. 36668
11 proposes a schedule "A" subdivision of 65.2 acres into 200 residential lots on 37.82 acres.
12 The Planning Commission recommended tentative approval of General Plan Amendment
13 No. 1126 on July 29, 2015 and the Board of Supervisors tentatively approved General Plan
14 Amendment No. 1126 on September 1, 2015.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
16 this matter, both written and oral, including Environmental Assessment No. 42636, that:

- 17 1. The site is located in the Highgrove Area Plan.
- 18 2. The Highgrove Area Plan Land Use Map determines the extent, intensity, and location of
19 land uses within the Highgrove Area.
- 20 3. The site is currently designated Community Development: Light Industrial (CD: LI) (0.25
21 – 0.60 floor area ratio).
- 22 4. The project site is surrounded by properties which are designated Community
23 Development: Medium Density Residential (CD: MDR) and Community Development:
24 Commercial Retail (CD: CR) to the west, Community Development: Light Industrial (CD:
25 LI) and Community Development: High Density Residential (CD:HDR) to the north, Open
26 Space-Conservation (OS-C) and Community Development: Light Industrial (CD:LI) to the
27 south, Community Development: Medium Density Residential (CD: MDR) and
28

1 Community Development: Low Density Residential (LDR) to east the of the project
2 location.

3 5. The project site's current zoning is Manufacturing Service Commercial (M-SC) and
4 Industrial Park (I-P).

5 6. The project site is surrounded by properties which are zoned Light Agriculture-2 ½ Acre
6 Minimum (A-1-2 ½), One Family Dwelling (R-1) and One-Family Dwelling-20,000
7 square feet minimum lot size (R-1-20000) to the east, One-Family Dwelling (R-1) and
8 General Commercial (C-1/C-P) to the west, and Manufacturing-Service Commercial (M-
9 SC) and Industrial Park (I-P) to the north, and Manufacturing-Service Commercial (M-
10 SC) and the City of Riverside to the south of the project area.

11 7. General Plan No. 1126 is considered a Policy/Entitlement.

12 8. General Plan Amendment No. 1126 does not conflict with the Vision for Riverside
13 County. The County General Plan discusses many concepts which are broken into
14 categories including housing, population growth, community, transportation, etc. Project
15 attributes supporting the Vision include the following:

16 a. The Housing Portion of the Riverside County Vision states "Mixed-use
17 development occurs at numerous urban concentrations in city spheres and
18 unincorporated communities, many of which include residential uses." The
19 proposed project site is located within the City Sphere of Riverside and located
20 within a predominantly developed area. Existing land uses adjacent to the project
21 site consist of single family dwellings to the east and west, an existing elementary
22 school to the east, commercial businesses to the west, and industrial facilities to the
23 north and south. By utilizing the existing vacant site for the continuation of single
24 family residential development, it will assist in creating a mixed-use environment
25 of varying uses and residential density(rural residential, medium density residential,
26 and high density residential).

27 b. The Transportation Element of the Riverside County Vision outlines that the
28 "Land use/transportation connection is a key part of the development process and

1 has served to reduce the number of vehicle trips compared to earlier patterns of
2 development". Located along Center Street (north of project boundary) is an
3 existing Riverside Transit Agency (RTA) bus line (Route No. 14) and the proposed
4 Hunter Park Metrolink station located approximately 1 mile to the south of the
5 project site. The proposed project would contribute to reducing vehicular trips and
6 improving the land use/transportation connection through being located within
7 close vicinity of public transit.

8 9. GPA No. 1126 would contribute to the achievement of the general plan principles and
9 policies and would not be detrimental to them. Specifically, the project is consistent with
10 the following General Plan Principles in Appendix B:

11 a. Existing communities should be revitalized through the redevelopment of under-
12 used, vacant, redevelopment and/or infill sites within existing urbanized areas. To
13 the extent possible, attention should be focused on brownfields and other urban
14 sites whose rehabilitation provides not only economic benefits but also
15 environmental improvements. The proposed General Plan Amendment encourages
16 development of under-used land and creates a compatible use within close vicinity
17 of surrounding residential land uses that are located to the east and west of the
18 project site.

19 b. General Plan Amendment No. 1126 contributes to the Pedestrian, Bicycle, and
20 Equestrian Friendly Communities Principle. Compact development patterns and
21 location of higher density uses near community centers should allow services to be
22 safely accessed by walking, bicycling, or other non-motorized means. Typically,
23 walking is a feasible option within a one-quarter to one-half mile distance. Streets,
24 pedestrian paths and bicycle paths should contribute to a system of fully connected
25 and intersecting routes. Their design should encourage safe pedestrian and bicycle
26 use. Bicycle and pedestrian paths should be conveniently located and linked to
27 commercial, public, educational, and institutional uses.

- 1 10. General Plan Amendment No. 1126 does not conflict with any Foundation component as
2 the foundation would not change.
- 3 11. New conditions or circumstances disclosed during the review process justify modifying the
4 General Plan. The proposed Project site is in unincorporated Riverside County, but within
5 the City of Riverside's Sphere of Influence and potential Highgrove Annexation area. At
6 the time the County of Riverside General Plan was adopted in October 2003 the City of
7 Riverside's General Plan designated the Project site that is within the City's potential
8 annexation area as Industrial. The Riverside County General Plan designated the site
9 Industrial in order to be consistent with the City of Riverside's General Plan which was in
10 effect at the time. In November of 2007, the City of Riverside adopted its General Plan
11 2025. The City's General Plan 2025 amended the land use designation of the project site
12 that is within the City's potential annexation area from Industrial to Medium Density
13 Residential. This change in land use designation by the City of Riverside in 2007 from
14 Industrial to Medium Density Residential was unanticipated at the time of the County of
15 Riverside's General Plan was prepared in 2003. Thus, GPA No. 1126 is intended to reflect
16 this special circumstance by changing the site's land use designation to provide
17 consistency with the City of Riverside General Plan.
- 18 12. In accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348, General
19 Plan Amendment No. 1058, for the reasons above, GPA No. 1126 would not create an
20 internal inconsistency within the General Plan and in consistent with the purposes and
21 policies of the General Plan.
- 22 13. The proposed project is located within the City of Riverside sphere of influence.
- 23 14. The proposed General Plan Amendment will not be detrimental to public health, safety,
24 and welfare.
- 25 15. The findings of the initial study performed pursuant to Environmental Assessment No.
26 42626, a copy which is attached hereto, are incorporated herein by reference. The
27 Environmental Assessment determined that the proposed general plan amendment would
28

1 not have any potentially significant impacts and concluded that the project would not have
2 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. 42626, and **ADOPTS** General Plan Amendment
5 No. 1126 as described herein and as shown on Exhibit 6 titled "CZ07811 GPA01126 TR36668
6 PROPOSED GENERAL PLAN".

7 **H. General Plan Amendment General Plan Amendment No. 1128 (GPA No. 1128)**

8 proposes to amend the Land Use Element by changing the land use designations from
9 Community Development: Medium Density Residential (CD:MDR) (2.5 Dwelling Units
10 per Acre.) and Rural: Rural Mountainous (R:RM) to Community Development: High
11 Density Residential (CD:HDR) (8-14 Dwelling Units per Acre), Open Space: Conservation
12 (OS:C), and Rural: Rural Mountainous (R:RM) on approximately 25.7 acres located
13 northerly of Stetson Avenue, southerly of Lyn Avenue, easterly of California Avenue, and
14 westerly of Cordoba Drive within the Hemet-San Jacinto Zoning Area of the Third
15 Supervisorial District, as shown on Exhibit 6 titled "CZ07847 GPA01128 PROPOSED
16 GENERAL PLAN" a copy of which is attached hereto and incorporated herein by
17 reference. General Plan Amendment No. 1128 is associated with Change of Zone No.
18 7847, and Environmental Assessment No. 42642, which were considered concurrently
19 with this amendment at the public hearings before the Planning Commission and the Board
20 of Supervisors. Change of Zone No. 7847 proposes to change the zoning classification
21 from Mobile Home Subdivision and Mobile Home Parks (R-T-20000) to Planned
22 Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5), in
23 accordance with Exhibit 3 titled "CZ07847 GPA01128 PROPOSED ZONING" a copy of
24 which is attached hereto and incorporated herein by reference, on the approximately 25.7
25 acre site. The Planning Commission recommended tentative approval of General Plan
26 Amendment No. 1128 on March 18, 2015 and the Board of Supervisors tentatively
27 approved General Plan Amendment No. 1128 on June 7, 2015.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
2 this matter, both written and oral, including Environmental Assessment No. 42642, that:

- 3 1. The site is located in the Harvest Valley/Winchester Area Plan.
- 4 2. The Harvest Valley/Winchester Area Plan Land Use Map determines the extent, intensity,
5 and location of land uses within the Harvest Valley/Winchester Area.
- 6 3. The site is currently designated Community Development: Medium Density Residential
7 (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM).
- 8 4. The project site is surrounded by properties which are designated Community
9 Development: Medium Density Residential (CD: MDR) and Community Development:
10 High Density Residential (CD: HDR) to the north, Rural: Rural Mountainous (R:RM) and
11 Rural Community: Estate Density Residential (RC: EDR) to the south, Community
12 Development: Medium Density Residential (CD:MDR) to the east, and Community
13 Development: Medium Density Residential (CD:MDR) and Rural: Rural Mountainous
14 (R:RM) to the west of the project location.
- 15 5. The project site's current zoning is Mobile Home Subdivision & Mobile Home Parks (R-
16 T-20000).
- 17 6. The project site is surrounded by properties which are zoned Mobile Home Subdivision &
18 Mobile Home Parks (R-T-20000) and Residential Agricultural (R-A) to the north, Light
19 Agriculture – 15 Acre Minimum (A-1-15), Light Agriculture – 2 and ½ Acre Minimum
20 (A-1-2½), and Heavy Agriculture – 10 Acre Minimum (A-2-10) to the south, Mobile
21 Home Subdivision & Mobile Home Parks (R-T-20000) to the east and Light Agriculture –
22 10 Acre Minimum (A-1-10) to the west of the project area.
- 23 7. General Plan Amendment No. 1128 does not conflict with the Vision for Riverside
24 County. The County General Plan Vision discusses concepts such as housing, population
25 growth, community, transportation, etc. The project has been reviewed against these
26 visions and is consistent with them. More specifically, the Livable Centers portion of the
27 Riverside County Vision states that there be a mix of uses in an area. The proposed High
28 Density Residential designation will help provide a mix of uses. The Housing portion of

1 the Riverside County Vision states that shelter is one of the most basic community needs,
2 the high density residential designated property provides for a wide variety of housing
3 opportunities.

- 4 8. GPA No. 1128 contributes to the achievement of the General Plan principles and policies
5 and would not be detrimental to them. The proposed amendment is consistent with the
6 principles of the General Plan contained in Appendix B including, but not limited to
7 Principles I.G, II.A and IV.A because the project will bring varied densities to the area,
8 accommodate a range of life styles, emphasizing compact and higher density choices and
9 will help balanced growth by distributing growth in a rational way between urban,
10 suburban and rural spheres.
- 11 9. GPA No. 1128 does not change or conflict with a Foundation Component designation and
12 is considered a General Plan Policy/Entitlement Amendment.
- 13 10. GPA No. 1128 also contributes to the purposes of the General Plan because the amended
14 project site will be located adjacent to the proposed realignment of Highway 79 and policy
15 LU 22.2 of the General Plan encourages higher density residential development near
16 community centers, transportation centers, employment and services areas.
- 17 11. Additionally, the proposed realignment of Highway 79 which has been included in the
18 draft environmental impact report prepared by the Riverside County Transportation
19 Commission is a special circumstance that has emerged since 2003. This proposed
20 realignment will create a transportation corridor near the project site. Therefore,
21 designating the site high density residential is compatible with the transportation corridor.
- 22 12. In accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348 and the
23 Administration Element of the General Plan , for the reasons stated above, the project
24 would not create an internal inconsistency within the General Plan and is consistent with
25 the policies of the General Plan.
- 26 13. The proposed General Plan Amendment will not be detrimental to public health, safety,
27 and welfare.
28

1 14. The findings of the initial study performed pursuant to Environmental Assessment No.
2 42642, a copy which is attached hereto, are incorporated herein by reference. The
3 Environmental Assessment determined that the proposed general plan amendment would
4 not have any potentially significant impacts and concluded that the project would not have
5 a significant effect on the environment.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
7 Negative Declaration for Environmental Assessment No. 42642, and **ADOPTS** General Plan Amendment
8 No. 1128 as described herein and as shown on Exhibit 6 titled "CZ07847 GPA01128 PROPOSED
9 GENERAL PLAN".

10 **I. General Plan Amendment General Plan Amendment No. 1132 (GPA No. 1132)**
11 proposes to amend the Land Use Element by changing the land use designations from
12 Rural Community – Very Low Density Residential (RC-VLDR) and Rural Community –
13 Estate Density Residential (RC-EDR) land uses to Rural Community – Low Density
14 Residential (RC-LDR) on approximately 168.33 acres located northerly of Lake Mathews,
15 southerly of the Street A in the Citrus Heights Specific Plan (SP325A1), and westerly of
16 Blackburn Road in the Lake Mathews Zoning Area of the First Supervisorial District, as
17 shown on Exhibit 6 titled "CZ07816 GPA01132 TR36475 PROPOSED GENERAL
18 PLAN" a copy of which is attached hereto and incorporated herein by reference. General
19 Plan Amendment No. 1132 is associated with Change of Zone No. 7816, Tentative Tract
20 Map No. 36475 and Environmental Assessment No. 42652, which were considered
21 concurrently with this amendment at the public hearing before the Board of Supervisors.
22 Change of Zone No. 7816 proposes to change the zoning classification from Light
23 Agriculture 10 - Acre Minimum (A-1-10) to One-Family Dwellings (R-1), in accordance
24 with Exhibit 3 titled "CZ07816 GPA01132 TR36475 PROPOSED ZONING" a copy of
25 which is attached hereto and incorporated herein by reference, on the approximately
26 168.33 acre site. Tentative Tract Map No. 36475 is a Schedule "A" subdivision of 168.33
27 acres into 171 residential lots on 79.83 acres, two water quality/detention basins on 5.26
28 acres, four park sites on 3.78 acres, and 21 open space lots encompassing 50.56 acres. The

1 Board of Supervisors tentatively approved General Plan Amendment No. 1132, which was
2 Fast Tracked, on June 30, 2015.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
4 this matter, both written and oral, including Environmental Assessment No. 42652, that:

- 5 1. The site is located in the Lake Mathews/Woodcrest Area Plan.
- 6 2. The Lake Mathews/Woodcrest Area Plan Land Use Map determines the extent, intensity,
7 and location of land uses within the Lake Mathews/Woodcrest Area.
- 8 3. The site is currently designated Rural Community – Very Low Density Residential (RC-
9 VLDR) and Rural Community – Estate Density Residential (RC-EDR).
- 10 4. The project site is surrounded by properties which are designated to the north, Rural
11 Community: Estate Density Residential (RC:EDR) and Rural Community: Very Low
12 Density Residential (RC:VLDR) to the east, Rural Community: Very Low Density
13 Residential (RC:VLDR), and Rural Community: Estate Density Residential (EC:EDR) to
14 the south, Rural Community: Very Low Density Residential (RC-VLDR), Rural
15 Community: Low Density Residential (RC:LDR), and Open Space-Conservation (OS-C)
16 to the west of the project location.
- 17 5. The project site's current zoning is Light Agriculture 10 - Acre Minimum (A-1-10).
- 18 6. The project site is surrounded by properties which are zoned Specific Plan (SP No. 325) to
19 the north, Light Agriculture – 10 Acre Minimum (A-1-10) to the south, east and west of
20 the project area.
- 21 7. General Plan Amendment No. 1132 is considered a Policy/Entitlement.
- 22 8. General Plan Amendment No. 1132 does not conflict with the Riverside County's Vision
23 to create special communities in a remarkable environmental setting because this
24 amendment encourages variety, balanced growth and community identity in the following
25 ways:
 - 26 a. The proposed project site will remain rural in nature under an RC-LDR land use
27 designation because the designation allows for a maximum of 2 dwelling units per
28

1 acre, consistent with the Rural Community Foundation Designation and the Lake
2 Mathews/Woodcrest Area Plan vision.

3 b. The site is currently designated as "Estate Density Residential" and "Very Low
4 Density Residential" within the Rural Community Foundation Component. The
5 proposed amendment would designate the site as "Low Density Residential" within
6 the Rural Community Foundation Component.

7 c. Amending the land use designation of the Proposed Project from RC-EDR and
8 RCVLDR to RC-LDR would allow for a gradual transition of land uses from
9 Medium Density Residential (MDR) to the rural residential uses on larger lots
10 found to the south and east of the site.

11 9. General Plan Amendment No. 1132 would contribute to the achievement of the general
12 plan principles and policies and would not be detrimental to them. The project is consistent
13 with the General Plan Principles in Appendix B such as:

14 a. General Plan Principle IV.A.1 which provides for a variety in land use choices.
15 The proposed General Plan change will add to the diversity of the land use choices
16 in the area.

17 b. General Plan Principle IV.A.3 and 4 which encourages balanced growth between
18 rural and urban areas, this project satisfies this because it will help transition
19 between the more rural areas to the south, with a slight increase in density
20 (decrease in lot size), and smaller lot sizes found in the Specific Plan to the north of
21 the project site.

22 c. General Plan Principle IV.B.1 and 2 which discusses unique community identity.
23 The project is consistent with this requirement because the edges are defined by
24 both topography and open spaces.

25 d. General Plan Principle IV. F.1 which explains that a mix of housing should be
26 used. The project is consistent with this requirement because the RC-LDR land use
27 will allow for the development of broader range of housing opportunities for
28 residents in a wider range of economic circumstances.

1 e. General Plan Principle V.1 through 4 which explains that incentives should be used
2 to maintain agricultural areas. The project is consistent with this requirement
3 because agricultural uses on the site are no longer viable. The increasing demand
4 on the water supply and the topography of the site has made the site no longer
5 viable for farming. The previous farming activity ceased long ago and the
6 Agricultural Williamson Act contract was canceled, as a result of the lack of the
7 lands suitability for farming.

8 f. General Plan Principle V.6 which explains that buffers should be used adjacent to
9 agricultural areas. The project is consistent with this requirement because it will
10 provide a transitional and buffering land use (RC-LDR) between the Community
11 Development MDR designation within Citrus Heights Specific Plan to the north
12 and the RC-EDR and RC-VLDR south of this site.

13 10. General Plan Amendment No. 1132 does not conflict with any Foundation Component
14 designation as the Foundation Component designation will not be changed.

15 11. GPA No. 1132 also contributes or is not detrimental to the purposes of the General Plan
16 because the amendment would maintain the rural atmosphere of the community.

17 12. Additionally, since 2003, Specific Plan No. 325, a Community Development Specific Plan,
18 was approved by the County which designated land adjacent to the project site medium
19 density residential. This land use approval demonstrates the maturing of the community
20 and is a new special circumstance that was not present in 2003. Changing the site's land
21 use designation to low density residential is consistent with the logical urban development
22 of the community.

23 13. In accordance with Article II, Section 2.4 of Riverside County Ordinance No. 348 and the
24 Administration Element of the General Plan, General Plan Amendment No. 1132 does not
25 change or conflict with any General Planning Principle set forth in General Plan Appendix
26 B, would not create an internal inconsistency within the General Plan and is consistent
27 with the policies of the General Plan.

28 14. The proposed project is located within the City of Riverside sphere of influence.

1 15. The proposed General Plan Amendment will not be detrimental to public health, safety,
2 and welfare.

3 16. The findings of the initial study performed pursuant to Environmental Assessment No.
4 42652, a copy which is attached hereto, are incorporated herein by reference. The
5 Environmental Assessment determined that the proposed general plan amendment would
6 not have any potentially significant impacts and concluded that the project would not have
7 a significant effect on the environment.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
9 Negative Declaration for Environmental Assessment No. 42652, and **ADOPTS** General Plan Amendment
10 No. 1132 as described herein and as shown on Exhibit 6 titled "CZ07816 GPA01132 TR36475
11 PROPOSED GENERAL PLAN".

12
13 **ROLL CALL:**

14 **Ayes:** Jeffries, Tavaglione, Washington, Benoit and Ashley
15 **Nays:** None
16 **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 

21 Deputy

2 **RESOLUTION NO. 2015-108**
3 **CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 530**
4 **AND ADOPTING SPECIFIC PLAN NO. 364**
5 **(COLINAS DEL ORO)**

6 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., public
7 hearings were held before the Riverside County Board of Supervisors in Riverside, California on
8 August 18, 2015 and before the Riverside Planning Commission on April 15, 2015, to consider Specific
9 Plan No. 364 (Colinas del Oro); and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
11 Riverside County CEQA implementing procedures have been satisfied, and Environmental Impact Report
12 (EIR) No. 530, prepared in connection with Specific Plan No. 364 and related cases (referred to
13 alternatively herein as "the project or Project"), is sufficiently detailed so that all of the potentially
14 significant effects of the project on the environment and measures necessary to avoid or substantially
15 lessen such effects have been evaluated in accordance with CEQA and the County procedures; and,

16 **WHEREAS**, on March 5, 2012, the County circulated a Notice of Preparation (NOP) of an
17 Environmental Impact Report (EIR) for the Project to the State Clearinghouse and interested agencies and
18 persons for a 30-day review period; and,

19 **WHEREAS**, on April 9, 2012 the County held an appropriately noticed scoping meeting; and,

20 **WHEREAS**, the Draft EIR No. 530 was circulated for a 45-day public review period beginning
21 May 21, 2014;

22 **WHEREAS**, pursuant to Public Resources Code Section 20191(d) and CEQA Guidelines
23 Sections 15088 and 15089, the County responded to all environmental comments that were submitted to
24 the Draft EIR during the public review period and a Final EIR was completed; and,

25 **WHEREAS**, April 3, 2015 a Notice of Availability for the Final EIR was mailed to interested
26 persons and written responses were provided to agencies who commented on the Draft EIR: and,

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

COUNSEL
BY: MICHELLE CLACK
DATE: 9/23/15

1 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
2 of the County of Riverside, in regular session assembled on September 22, 2015 that:

3 A. Specific Plan No. 364 (“SP No. 364”) is a master-planned residential community on a
4 126.4- acre site, which would allow for the construction and operation of a target of 80
5 medium- density residential units, 163 medium high-density residential units, 247 very
6 high-density residential units, a 11.4-acre mixed-use planning area, with up to 69,500
7 square feet (sf) of commercial/office uses, along with open spaces, roads, and other
8 supporting infrastructure.

9 B. SP No. 364 is associated with General Plan Amendment No. 743 (GPA No. 743), which
10 was considered concurrently at the public hearings before the Board of Supervisors and the
11 Planning Commission. GPA No. 743 proposes to amend the Riverside County General
12 Plan Land Use Element as it applies to the 126.4-acre project site by: changing the land us
13 designation of the Project site from Very Low Density Residential to Mixed Use, Very
14 High Density Residential, Medium High Density Residential, Medium Density
15 Residential, Open Space Recreation, and Open Space Conservation, as reflected on the
16 Specific Plan Land Use Plan (Figure I-2). Upon approval of GPA No. 743, and in
17 accordance General Plan Policy LU 1.10, Specific Plan No. 364 would establish land uses
18 and residential densities for the 126.4- acre site. The proposed GPA also would amend
19 Table 3 of the Elsinore Area Plan (“Adopted Specific Plans in Southwest Area Plan”) to
20 include a description of Specific Plan No. 364, and would amend Figure 3 of the Elsinore
21 Area Plan (“Land Use Plan”) to depict the proposed land uses of SP No. 364.

22 C. SP No. 364 is associated with Change of Zone No. 7143, which was considered
23 concurrently at the public hearing before the Board of Supervisors and Planning
24 Commission. Change of Zone No. 7143 proposes to change the zoning classifications for
25 the 126.4-acre Project site from R-R (Rural Residential) to Specific Plan (SP).

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
27 impacts associated with the project are potentially significant unless otherwise indicated, but each of these
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1 impacts will be avoided or substantially reduced to a level that is less-than-significant with the
2 implementation of the proposed project design features; mandatory compliance with federal, state, and
3 local regulations; and by the identified mitigation measures. Cumulative impacts were analyzed for the
4 proposed project through a “summary of projections” approach, based on information contained in long-
5 range planning documents for the Project’s vicinity.

6 A. Aesthetics

7 1. Impacts:

8 SR-74, which is adjacent to the project’s eastern boundary is designated as
9 scenic highway. The Project will result in development that is very
10 different in terms of the existing development fabric in the Meadowbrook
11 area. The Project will be different in terms of scale, intensity, massing,
12 landscaping and overall feel within this community. The Project will highly
13 disturb or eliminate primary scenic resources associated with the portion of
14 the potential scenic highway corridor within which it is located. It will also
15 substantially alter scenic resources, accessible to the motoring public using
16 the SR 74. Although the visual setting will be altered by the Project, it will
17 not ultimately result in the creation of an aesthetically offensive site open to
18 public view along SR 74. The change in visual setting to an urban/suburban
19 view is a change, but does not rise to the level of an “aesthetically
20 offensive” visual change. Currently, surrounding development would be
21 characterized as very low density rural residential and small scale rural
22 commercial development along a major east-west transportation corridor
23 (SR 74). Both SR 74 and Ethanac Road (located to the northeast of the
24 proposed Project site) are classified as Expressways on the Circulation
25 Element of the County’s General Plan. The right-of-way (ROW) for the
26 Expressway classification is 220’. Based on this ROW, the number of travel
27 lanes on SR 74 would be increased from the current 4-lane configuration.

1 Also, Ethanac Road would be improved, widened, and re-aligned at the
2 intersection of SR 74 to accommodate the anticipated traffic in the County,
3 at buildout, consistent with County roadway and intersection development
4 standards. In addition, under the proposed General Plan Update, the
5 character of the immediate vicinity of the proposed Project, on both sides of
6 SR 74 would be altered, based on the recommended land uses. If approved
7 by the Board of Supervisors, approximately 80 acres of Commercial Retail
8 (CR) and 75 acres of Medium High Density Residential (MHDR) would be
9 permitted within up to 1 mile of the proposed Project vicinity, adjacent to
10 SR 74. Utilizing a CR floor area ratio of 0.25 this equates to roughly,
11 871,000 feet of CR uses. Utilizing the mid-range of the permitted density
12 range of the MHDR designation of 6.5 d.u./acre, this equates to roughly 487
13 dwelling units in the MHDR development fabric, also within up to 1 mile
14 from the proposed Project site.

15 A minimum 50' setback from the edge of the right-of-way will be provided
16 with the proposed Project since it is adjacent to an Eligible County Scenic
17 Highway. Impacts are not considered significant and no mitigation is
18 required.

19 There are no "unique" or "landmark features" on the Project site. The
20 steeper sloped areas on the Project's western perimeter will not be
21 developed and will remain in open space. This area is defined as Planning
22 Area 6 (Open Space - Recreation) and Planning Area 7 (Rural
23 Mountainous) and totals approximately 40.4 acres of the Project (31.7% of
24 the total Project acreage). As such, the preservation of this portion of the
25 Project will serve to retain the current aesthetic backdrop that the Project is
26 located within. In addition, there is an existing 200' SCE easement that
27 borders the Project's northern edge, which will serve as a buffer.
28

1 Additionally, within other portions of the EIR, under the proposed General
2 Plan Update, the character of the immediate vicinity of the proposed
3 Project, on both sides of SR 74 would be altered, based on the
4 recommended land uses. No adverse impact is anticipated from the Project.
5 Utilizing the same rationale, as well as the analysis utilized for the scenic
6 highway corridor discussion, implementation of the Project will not obstruct
7 any prominent scenic vista or view open to the public. Impacts are not
8 considered significant and no mitigation is required. Adherence to the
9 Countywide Design Standards and Guidelines and the design guidelines and
10 development standards that are included in SP No. 364 related to
11 architecture, landscape architecture, lighting, fencing and signage would
12 ensure that the proposed development is attractive and not aesthetically
13 offensive. Therefore, the project would not result in significant impacts
14 associated with the creation of an aesthetically offensive site open to public
15 view. Design guidelines included in SP No. 364 provide standards for
16 outdoor lighting including, but not limited to, a requirement that all outdoor
17 lighting be positioned to eliminate reflected or direct light and glare onto
18 adjoining properties. With adherence to the design guidelines of the
19 proposed project, impacts associated with light or glare which could
20 adversely affect day or nighttime views in the area would be less than
21 significant.

22 With incorporation of the SP No. 364 Design Guidelines relating to project
23 lighting, as well as required compliance with the Countywide Design
24 Guidelines provisions relating to residential lighting, Project
25 implementation would not expose residential property to unacceptable light
26 levels, and impacts would be less than significant.

27 The SP No. 364 Design Guidelines also would ensure compliance with
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1 County Ordinance No. 655 (Regulating Light Pollution). Ordinance No.
2 655 established two zones based on the radial distance from the Mount
3 Palomar Observatory, and establishes lighting restrictions for each zone.
4 Therefore, with mandatory compliance with Riverside County Ordinance
5 No. 655, impacts due to interference with the Mt. Palomar Observatory
6 would be reduced to below a level of significance.

7 Cumulatively, development of the Project will contribute to the change of
8 the general area with an intensification of development substantially greater
9 than that which presently occurs on the site (vacant) or in the surrounding
10 vicinity (very low density residential, or vacant). There will be an
11 associated change in views, both to and from the Project site. The existing
12 visual setting for this portion of the Meadowbrook area will be altered from
13 the current very low density residential landscape, to an urban-suburban
14 landscape. Because the Project serves to implement the Rural Village
15 Overlay provisions within the General Plan, the scope of this visual
16 transition is not considered to be a cumulative significant adverse visual
17 impact. Both SR 74 and Ethanac Road (located to the northeast of the
18 proposed Project site) are classified as Expressways on the Circulation
19 Element of the County's General Plan. The right-of-way (ROW) for the
20 Expressway classification is 184'. Based on this ROW, the number of travel
21 lanes on SR 74 would be increased from the current 4-lane configuration.
22 Also, Ethanac Road would be improved, widened, and re-aligned at the
23 intersection of SR 74 to accommodate the anticipated traffic in the County,
24 at buildout, consistent with County roadway and intersection development
25 standards. In addition, under the proposed General Plan Update, the
26 character of the immediate vicinity of the proposed Project, on both sides of
27 SR 74 would be altered, based on the recommended land uses. If approved
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1 by the Board of Supervisors, approximately 80 acres of Commercial Retail
2 (CR) and 75 acres of Medium High Density Residential (MHDR) would be
3 permitted within up to 1 mile of the proposed Project vicinity, adjacent to
4 SR 74. Utilizing a CR floor area ratio of 0.25 this equates to roughly,
5 871,000 feet of CR uses. Utilizing the mid-range of the permitted density
6 range of the MHDR designation of 6.5 d.u./acre, this equates to roughly 487
7 dwelling units in the MHDR development fabric, also within up to 1 mile
8 from the proposed Project site. Lastly, according to the proposed General
9 Plan Update, the proposed Project site is being recommended to be
10 developed as Light Industrial (LI).

11 2. Mitigation:

12 No mitigation is required for direct project impacts, and no mitigation is
13 available for cumulative impacts related to the loss of visual character.

14 B. Air Quality/ Greenhouse Gas Emissions

15 1. Impacts:

16 Peak daily construction activity emissions during grading would be below
17 SCAQMD CEQA thresholds.

18 If on-site construction and off-site Project component improvements
19 occurred simultaneously, regional NOx levels could exceed the construction
20 activity significance threshold. Timing of these improvements shall achieve
21 a less-than-significant emission level by performing off-site improvements
22 at other times than during mass grading, or by extending the mass grading
23 schedule to create lesser disturbance increments.

24 After application of the mitigation measures (allow only gas hearths) NOx
25 and ROG emissions will not exceed the SCAQMD operational thresholds.
26 These emissions are almost exclusively attributed to Project related
27 vehicular travel. Operational emissions will be at a less than significant
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1 level and will not be considered cumulative.

2 The existing peak one-hour local CO background level in 2011 in the
3 project area vicinity was 2.0 ppm. With Project implementation, in the
4 existing time frame, inclusive of the local concentration, maximum one-
5 hour concentration is estimated to be 3.4 ppm, which is well below the one-
6 hour standard of 20 ppm. The maximum ambient 8-hour CO concentration
7 in 2011 was 1.4 ppm. Maximum with Project 8-hour CO concentration of
8 2.1 ppm (inclusive of the background concentration) were compared to the
9 9 ppm significance threshold. Micro-scale air quality impacts are not
10 significant and will not be considered cumulative.

11 Releases could occur from dust either as the tailing currently exist or during
12 tailings manipulation (grading). It is believed that most heavy metals have
13 been leached out from rainwater draining down through the tailings and
14 carrying residual heavy metals into the subsurface. A construction activity
15 management plan shall be prepared and implemented if any levels of heavy
16 metals exist in the tailings piles that may be of concern if they become
17 airborne. The construction activity management plan will require
18 monitoring and shall contain specific performance standards to keep any
19 potential impacts within acceptable levels of acceptance. The plan will
20 identify necessary stabilization measures to be undertaken and a monitoring
21 program that verifies the effectiveness of those measures. Releases could
22 occur from dust either as the tailing currently exist or during tailings
23 manipulation (grading). It is believed that most heavy metals have been
24 leached out from rain water draining down through the tailings and carrying
25 residual heavy metals into the subsurface.

26 The California Office of Environmental Health Assessment (OEHHA) has
27 developed Human Health Screening Levels (HHSL) for heavy metals in
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1 soils designed to protect children from eating dirt from their hands, from
2 hobby crops ingestion grown on semi-contaminated soil or from inhalation
3 of soil dust. HHSLs and toxic waste concentrations are expressed in terms
4 of parts-per million. HHSLs are typically below toxic waste threshold levels
5 (but not in every case).

6 The toxic waste management plan for the proposed project will be a three-
7 fold approach. A pre-construction survey must be completed for all parcels
8 proposed to be developed for residential use. If heavy metals above HHSLs
9 are found in any area proposed for residential development, a future resident
10 protection measure must be implemented to isolate residents from any low-
11 level heavy metal exposure. If any of the former tailings piles are identified
12 as toxic waste, a more aggressive mitigation program must be carried out.

13 Prior to any construction soil disturbance, a heavy metals survey shall be
14 conducted for any areas proposed for residential use. Monitoring shall be
15 performed for all areas using a minimum auger depth of three feet for five
16 equally spaced locations per acre.

17 Samples shall be tested and compared to State agency HHSLs and toxic
18 waste thresholds for the following contaminants at the soil concentrations
19 shown (parts per million):

- 20 a. Molybdenum 380 3,500
- 21 b. Nickel 1,600 2,000
- 22 c. Selenium 380 100
- 23 d. Silver 380 500
- 24 e. Thallium 5 700
- 25 f. Vanadium 530 2,400
- 26 g. Zinc 23,000 5,000

27 If any area proposed for residential development is found to have soils with
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1 heavy metal concentrations exceeding the HHSLs show above, a compacted
2 3-foot deep cap of uncontaminated soil shall comprise the top three feet of
3 final grade to isolate future residents from soils at HHSL toxic screening
4 level concentrations.

5 If any area proposed for residential development is situated above mining
6 activity deposits meeting California toxic waste thresholds, grading permits
7 shall not be issued by the Riverside County Engineering Department until
8 evidence is presented that all deposits have either been remediated to below
9 toxic waste thresholds or such deposits have been excavated and disposed at
10 an authorized hazardous waste repository. With the incorporation of
11 mitigation, any impacts can be reduced to a less than significant level and
12 will not be considered cumulative.

13 The zone of strong diesel odor impact from construction equipment is
14 therefore typically 160 feet or less. Except where heavy equipment
15 operations occur in very close proximity to occupied dwellings or other
16 odor-sensitive uses (health care, outdoor restaurants, etc.) set-back distances
17 are typically adequate to preclude significant diesel odor impact potential.

18 The Project site would not be developed with land uses that are typically
19 associated with odor complaints. On-site trash receptacles would have the
20 potential to create adverse odors. Trash receptacles would be located and
21 maintained in a manner that promotes odor control and no adverse odor
22 impacts are anticipated from these types of land uses.

23 The Project may include restaurant space. Most restaurants generally do not
24 produce adverse odors, as this would not be conducive to having a
25 successful business. Notwithstanding, restaurants do have the potential for
26 the generation of odors from the operation of char-broilers and deep fat
27 fryers. While there is a potential for odors to occur, compliance with
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1 industry standard odor control practices, SCAQMD Rule 402 (Nuisance),
2 and SCAQMD Best Available Control Technology Guidelines would limit
3 potential restaurant objectionable odor impacts to a less-than-significant
4 levels and will not be considered cumulative.

5 Cumulatively, LSTs were compared to the maximum daily construction
6 activities. On-site emissions are below the 5-acre LST for construction. LST
7 impacts are less- than-significant even without application of available
8 mitigation and will not result in a cumulative impact.

9 GHG Emissions are above the threshold of 3,000 MTY CO₂e for non-
10 industrial mixed-use projects suggested by the SCAQMD. Project-related
11 GHG emissions would also exceed the 10,000 MT CO₂e level for industrial
12 sources (although the Project is not industrial in nature, this comparison is
13 provided as a reference because it is the only formally adopted numerical
14 CEQA threshold for GHGs). This Project total includes both direct
15 (amortized construction, area source and on-site mobile emissions) and
16 indirect (electricity, solid waste and water usage) GHG emissions.

17 The proposed Project would not exceed the SCAQMD suggested GHG
18 threshold of 3,000 MT/year with implementation of all reasonably available
19 mitigation measures related to Energy Efficient Project Design.

20 2. Mitigation:

21 Construction activities are not anticipated to cause dust emissions to exceed
22 SCAQMD CEQA thresholds. Mitigation through watering exposed surfaces
23 three times per day was utilized in impact modeling to ensure that impacts
24 will remain below significant levels. Additionally, the Project has been
25 modified to mitigate or avoid the potentially significant impacts by the
26 following mitigation measures:

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a. 5.3-1. Construction emissions will not exceed adopted significance thresholds with the application of the following mitigation measure: Water exposed surfaces three times a day.

b. 5.3-2. Operational emissions will not exceed adopted significance thresholds for NOx and ROG with the application of the following mitigation measure: Allow only gas hearths.

c. 5.3-3. A construction activity management plan shall be prepared and implemented if any levels of heavy metals exist in the tailings piles that may be of concern if they become airborne. The construction activity management plan will require monitoring and shall contain specific performance standards to keep any potential impacts within acceptable levels of acceptance. The plan will identify necessary stabilization measures to be undertaken and a monitoring program that verifies the effectiveness of those measures.

Releases could occur from dust either as the tailing currently exist or during tailings manipulation (grading). It is believed that most heavy metals have been leached out from rain water draining down through the tailings and carrying residual heavy metals into the subsurface.

The California Office of Environmental Health Assessment (OEHHA) has developed Human Health Screening Levels (HHSL) for heavy metals in soils designed to protect children from eating dirt from their hands, from hobby crops ingestion grown on semi-contaminated soil or from inhalation of soil dust. HHSLs and toxic waste concentrations are expressed in terms of parts-per million. HHSLs are typically below toxic waste threshold levels (but not in

1 every case).

2 The toxic waste management plan for the proposed project will be a
3 three-fold approach. A pre-construction survey must be completed
4 for all parcels proposed to be developed for residential use. If heavy
5 metals above HHSLs are found in any area proposed for residential
6 development, a future resident protection measure must be
7 implemented to isolate residents from any low-level heavy metal
8 exposure. If any of the former tailings piles are identified as toxic
9 waste, a more aggressive mitigation program must be carried out.

10 Prior to any construction soil disturbance, a heavy metals survey
11 shall be conducted for any areas proposed for residential use.
12 Monitoring shall be performed for all areas using a minimum auger
13 depth of three feet for five equally spaced locations per acre.

14 Samples shall be tested and compared to State agency HHSLs and
15 toxic waste thresholds for the following contaminants at the soil
16 concentrations shown (parts per million): (shown as contaminant,
17 HHSL, and Toxic Waste)

- 18 1. Antimony, 30, 500
- 19 2. Arsenic, 0.07, 500
- 20 3. Barium, 5,200, 10,000
- 21 4. Beryllium, 16, 75
- 22 5. Cadmium, 1.7, 100
- 23 6. Chromium 3, 100,000, 2,500
- 24 7. Cobalt, 600, 8,000
- 25 8. Copper, 3,000, 2,500
- 26 9. Lead, 80, 1,000
- 27 10. Mercury, 18, 20

11. Molybdenum, 380, 3,500
12. Nickel, 1,600, 2,000
13. Selenium, 380, 100
14. Silver, 380, 500
15. Thallium, 5, 700
16. Vanadium, 530, 2,400
17. Zinc, 23,000, 5,000

If any area proposed for residential development is found to have soils with heavy metal concentrations exceeding the HHSLs show above, a compacted 3-foot deep cap of uncontaminated soil shall comprise the top three feet of final grade to isolate future residents from soils at HHSL toxic screening level concentrations.

If any area proposed for residential development is situated above mining activity deposits meeting California toxic waste thresholds, grading permits shall not be issued by the Riverside County Engineering Department until evidence is presented that all deposits have either been remediated to below toxic waste thresholds or such deposits have been excavated and disposed at an authorized hazardous waste repository.

- d. 5.3-4. Where heavy equipment will be used within 160 feet of odor sensitive uses, heavy equipment shall be fueled by alternative fuels, such as natural gas or biodiesel.
- e. 5.3-5. Greenhouse gas emissions will not exceed adopted significance with the application of the following mitigation measure: The Project shall incorporate Energy Efficient Project Design (consistent with Section II.J, Energy Efficiency, of Specific Plan No. 364), which includes photovoltaic solar roofs.

1 C. Biological Resources

2 1. Impacts:

3 The Project will have direct effects on 0.622 acres of Riparian/Riverine
4 Areas (refer to Riparian/Riverine Areas Impacts Map of the DBESP). Direct
5 effects will result from (1) the removal of all 0.440 acres of the Southern
6 willow scrub vegetation and habitat growing along the upland swales (100
7 percent), and (2) the removal of 0.180 acres the upland swales (82 percent).

8 The Project will also result in indirect impacts on Riparian/Riverine Areas.
9 The tree removal phase of the project would have indirect effects on some
10 of the common wildlife species that use the trees growing on the site. A
11 predatory bird species like the red-tailed hawk that perches in trees while
12 resting or foraging will likely exclude the site from its range, and relocate to
13 another suitable habitat available in the vicinity. Perching bird species
14 would either move into the conserved areas of the site or abandon the entire
15 site and relocate to other suitable habitat available in the vicinity.

16 The loss of upland swales to channel storm water runoff downslope in a
17 manner that prevents erosion would also be an indirect effect of the project.
18 Topography is steep in the western portion of the site, sloping down to areas
19 of low relief in the eastern half.

20 With the incorporation of mitigation, the Project will not cause adverse
21 cumulative effects related to the reduction of sensitive vegetation
22 communities present in western Riverside County because there are no such
23 species located within the Project area and the Project can be implemented
24 consistent with the criteria identified in the MSHCP.

25 Cumulative biological impacts are defined as those impacts resulting from
26 the development within the MSCHP Plan Area as a result of build out of the
27 Cities and County's General Plans (MSHCP EIR/IES). Development of the
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1 Project will contribute to the change of the general area with an
2 intensification of development substantially greater than that which
3 presently occurs on the site or in the surrounding vicinity. With the
4 incorporation of mitigation, the Project will not cause adverse cumulative
5 effects related to the reduction of sensitive vegetation communities present
6 in western Riverside County because there are no such species located
7 within the Project area and the Project can be implemented consistent with
8 the criteria identified in the MSHCP.

9 2. Mitigation:

10 The Project has been modified to mitigate or avoid the potentially
11 significant impacts by the following mitigation measures:

- 12 a. 5.4-1: To mitigate the direct effects on 0.622 acres of onsite
13 Riparian/Riverine Areas, prior to the issuance of a grading permit,
14 the applicant shall purchase 1.244 acres (or at a ratio determined by
15 the appropriate resource agency(s) of compensatory mitigation
16 credits. Mitigation Measure 5.4-1 has been added to require
17 mitigation to impacts to 0.66 acre of onsite Riparian/Riverine Areas
18 at a ratio of 2:1, or at a ratio determined by the appropriate resource
19 agency(s).
- 20 b. 5.4-2: Prior to the issuance of a grading permit, a Waste Discharge
21 Report (WDR) shall be required prior to impacting areas under the
22 jurisdiction of the RWQCB.
- 23 c. 5.4-3: Vegetation removal should be planned outside the nesting
24 season for raptors (February 1 to June 30) and outside the peak
25 nesting season for birds (March 1 to June 30) if practicable. If
26 vegetation removal would occur during those time periods, a pre-
27 construction survey for active nests would be required. Restrictions
28

1 may be placed on construction activities in the vicinity of any active
2 nest observed until the nest is no longer active, as determined by a
3 qualified Biologist.

4 d. 5.4-4: Construction of the off-site water improvements will have an
5 unavoidable temporary impact on Riverine Areas. To reduce
6 unavoidable temporary impacts to insignificant levels, the off-site
7 water improvements will be confined to the area located within the
8 disturbed streambed where the dam-like structure was constructed
9 and native riparian resources were removed. Construction of the off-
10 site water improvements will include normal trenching and backfill
11 activities. Replacement of like materials and stabilization will occur
12 immediately after the water line is placed in the trench. Removal of
13 the dam-like structure will be an improvement to existing
14 conditions. The channel and banks of the blue-line stream will be re-
15 contoured to correspond with existing conditions up and
16 downstream, thus restoring the natural flow regime in the blue-line
17 stream.

18 D. Cultural Resources

19 1. Impacts:

20 Based on the information contained in the Phase I Cultural Resources
21 Survey and Assessment of TTM 36450, a 126.3-Acre Parcel West of State
22 Hwy 74 and Associated Off-Site Sewer and Water Line Improvements
23 Within and Near the Community of Meadowbrook Riverside County,
24 California (APNs: 345-190-016 and 345-200-013, Development Proposal
25 Case No: CFG 03569), prepared by Professional Archaeological Services,
26 dated July, 2012, and Paleontological Resource Impact Mitigation Program,
27 Tentative Tract Map 36450, Colinas Del Oro Specific Plan 364, was
28

1 prepared by Principe and Associates, dated November 13, 2013,
2 implementation of the Project will not result in cultural resource impacts
3 (including paleontological resources), that will exceed the established
4 thresholds of significance.

5 Because the implementation of the Project is not forecast to cause any
6 direct, significant adverse impact to cultural resources (including
7 paleontological resources), with implementation of identified mitigation
8 measures, the Project has no potential to make a cumulatively considerable
9 contribution to cultural resource impacts (including paleontological
10 resources), in the Project area or Riverside County in general.

11 2. Mitigation:

12 The Project has been modified to mitigate or avoid the potentially
13 significant impacts by the following mitigation measures:

14 a. 5.5-1: Grading and other ground-disturbing construction activities
15 shall be monitored for the presence of buried prehistoric or historic
16 features and sites. Such resources might include one or more of the
17 following: 1) prehistoric remains associated with the "Indian hut"
18 noted on the 1880 GLO Plat map; 2) prehistoric features or sites
19 buried under alluvium in the eastern part of the site; 3) buried
20 historic trash deposits and/or privies associated with the Good
21 Hope Mine site; and, 4) possible human remains/burials.

22 b. 5.5-2: Prior to issuance of a grading permit (any ground-disturbing
23 activity), the Project applicant(s) shall include the following
24 wording in all construction contract documentation:

25 "If inadvertent discoveries of subsurface archaeological resources
26 are discovered during grading, work shall be halted immediately
27 within 50 feet of the discovery and the Developer, the project
28

1 archaeologist and the appropriate Tribe shall assess the significance
2 of such resources and shall meet and confer regarding the mitigation
3 for such resources. If the developer and the Tribe cannot agree
4 on the significance or the mitigation for such resources, these
5 issues will be presented to the County Planning Director and a
6 qualified, neutral archeologist hired by the applicant and the Tribe
7 for decision. The Planning Director shall make the determination
8 based on the provisions of CEQA with respect to archaeological
9 resources and shall take into account the religious beliefs, customs,
10 and practices of the Tribe. Notwithstanding any other rights
11 available under the law, the decision of the Planning Director shall
12 be appealable to the County Planning Commission and/or Board of
13 Supervisors. In the event the significant resources are recovered and
14 if the qualified archaeologist determines the resources to be historic
15 or unique, as defined by relevant state and local law, mitigation
16 would be required pursuant to and consistent with Public Resources
17 Code Section 21083.2 and CEQA Guidelines Sections 15064.5 and
18 15126.4.”

- 19 c. 5.5-3: At least 30 days prior to issuance of a grading permit, the
20 Project applicant(s) shall contact the appropriate Tribe to notify the
21 Tribe of grading, excavation, and the adopted monitoring program to
22 develop a Cultural Resources Treatment and Monitoring Agreement.
23 The agreement shall include, but not be limited to, outlining
24 provisions and requirements for addressing the treatment of cultural
25 resources; project grading and development scheduling; terms of
26 compensation for Tribal monitors; and treatment and final
27 disposition of any cultural resources, sacred sites, and human
28