

FORM APPROVED COUNTY COUNSEL
 BY: *Anita C. Willis* 3-17-16
 ANITA C. WILLIS DATE

Departmental Concurrence

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



1123

FROM: TLMA – Planning Department

SUBMITTAL DATE:
 February 25, 2016

SUBJECT: RESOLUTION NO. 2016-098 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – FIRST CYCLE OF GENERAL PLAN AMENDMENTS FOR 2016 (General Plan Amendment Nos. 896, 903, 917, 921, 934, 943, 948, 950, 955, 973, 983, 985, 988, 997, 1008, 1035, 1036, 1037, 1039, and 1157), DISTRICT 1, 3, 4, and 5: Deposit Based Funds 100% and District 3: \$5,000 Total Cost – General Fund 100% (GPA No. 1157).

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT RESOLUTION NO. 2016-098 amending the Riverside County General Plan in accordance with the Board's actions taken on General Plan Amendment Nos. 896, 903, 917, 921, 934, 943, 948, 950, 955, 973, 983, 985, 988, 997, 1008, 1035, 1036, 1037, 1039, and 1157.

Steve Weiss

Steve Weiss, AICP
 Planning Director
 SW:lr

(Continued on next page)

Juan C. Perez

Juan C. Perez
 TLMA Director

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

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

C.E.O. RECOMMENDATION: APPROVE
 BY: *Tina Grande*
 Tina Grande
 County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Benoit and Ashley
 Nays: None
 Absent: Washington
 Date: March 29, 2016
 xc: Planning

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

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

Prev. Agn. Ref.: District: 1, 3, 4, 5 Agenda Number:

3-48

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: RESOLUTION 2016-098 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – FIRST
LAND USE CYCLE GENERAL PLAN AMENDMENTS FOR 2016 (General Plan Amendment Nos. 896, 903,
917, 921, 934, 943, 948, 950, 955, 973, 983, 985, 988, 997, 1008, 1035, 1036, 1037, 1039, and 1157).**

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BACKGROUND:

Summary

The County has the ability to process four cycle updates to its General Plan annually. The General Plan Amendments comprising the First Cycle of General Plan Amendments for 2016 were considered by the Board of Supervisors in public hearings, which are listed below. With the exception of General Plan Amendment No. 1157, all of these General Plan Amendments are Foundation level changes that were submitted as part of the 2008 General Plan Foundation change window.

INDIVIDUAL AMENDMENTS:

General Plan Amendment No. 896 (GPA No. 896) (Land Use): A General Plan Amendment to change a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its General Plan Land Use Designation from Water (W) to Conservation (C) and Light Industrial (LI) (0.25 – 0.60 FAR) on one parcel, totaling 6.3-acres, located within the First Supervisorial District, the Temescal Canyon Area Plan, the Glen Ivy Zoning Area, and east of Temescal Wash, south of Dawson Canyon Road, and west of Park Canyon Drive. Planning Commission hearing: November 4, 2015 – Agenda Item 4.1 and Board of Supervisors hearing: February 2, 2016 – Agenda Item 16-1.

General Plan Amendment No. 903 (GPA No. 903) (Land Use): A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to change its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 FAR) on one parcel, totaling 3.5-acres, located within the Third Supervisorial District, the Southwest Area Plan, the Rancho California Zoning District, and on the north side of Highway 79, east of Pourroy Road, and south of Keller. Planning Commission hearing: July 15, 2015 – Agenda Item 3.1 and Board of Supervisors hearing: October 20, 2015 – Agenda Item 16-1.

General Plan Amendment No. 917 (GPA No. 917) (Land Use): A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to change its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Very Low Density Residential (VLDR) (1-Acre Minimum) on one parcel, totaling 8.48-acres, located within the Fifth Supervisorial District, the Reche Canyon/Badlands Area Plan, the Edgemont-Sunnymead Zoning District, and north of Walther Avenue, east of Harry Keith Drive, and west of Sean Court. Planning Commission hearing: November 4, 2015 – Agenda Item 4.2 and Board of Supervisors hearing: January 26, 2016 – Agenda Item 16-3.

General Plan Amendment No. 921 (GPA No. 921) (Land Use): A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD), change its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC), and amend the General Plan Sun City/Menifee Area Plan Figure 4: Policy Areas Map, on one parcel, totaling 77.7-acres, located within the Third Supervisorial District, the Sun City / Menifee Valley Area Plan, the Winchester Zoning Area, and north of Scott Road, south of Wickerd Road, east of El Centro, and west of Leon Road. Planning Commission hearing: October 21, 2015 – Agenda Item 4.1 and Board of Supervisors hearing: February 9, 2016 – Agenda Item 16-5.

General Plan Amendment No. 934 (GPA No. 934) (Land Use): A General Plan Amendment to change a portion of the project site's General Plan Foundation Component from Agriculture (A) and Open Space (OS) to Community Development and to change its General Plan Land Use Designation from Rural (RUR) (20-Acre Minimum) and Agriculture (A) to Conservation (C) and Commercial Retail (CR) (0.20-0.35 FAR) on four parcels, totaling 89.3-acres, located within the Fifth Supervisorial District, the San Jacinto Valley Area Plan, the Hemet – San Jacinto Zoning District, and north of the San Jacinto River, east of Gilman Springs Road, and

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west of State Highway 79. Planning Commission hearing: December 2, 2015 – Agenda Item 4.1 and Board of Supervisors hearing: March 8, 2016 – Agenda Item 16-6.

General Plan Amendment No. 943 (GPA No. 943) (Land Use): A General Plan Amendment to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to change its General Plan Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC) and Commercial Retail (CR) (0.20-0.35 FAR) on one parcel, totaling 56.8-acres, located within the Third Supervisorial District, the Harvest Valley/Winchester Area Plan, the Winchester Zoning Area, and east of Highway 79/Winchester Road, north of Stowe Road, west of Richmond Road, and south of Stetson Avenue. Planning Commission hearing: December 2, 2015 – Agenda Item 4.2 and Board of Supervisors hearing: February 9, 2016 – Agenda Item 16-3, continued to March 1, 2016 – Agenda Item 16-1, and continued to March 15, 2016 – Agenda Item 3-25.

General Plan Amendment No. 948 (GPA No. 948) (Land Use): A General Plan Amendment to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to change its General Plan Land Use Designation from Very Low Density Residential (VLDR) (1-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 FAR) on two parcels, totaling 10.0-acres, located within the Fifth Supervisorial District, The Pass Area Plan, the Cherry Valley Zoning District, and north of Cherry Valley Boulevard, west of Mountain View Avenue, south of Vineland Street, and east of Nancy Avenue. Planning Commission hearing: December 2, 2015 – Agenda Item 4.3 and Board of Supervisors hearing: February 2, 2016 – Agenda Item 16-5.

General Plan Amendment No. 950 (GPA No. 950) (Land Use): A General Plan Amendment to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to change its General Plan Land Use Designation from Very Low Density Residential (VLDR) (1-Acre Minimum) to Business Park (BP) (0.25-0.60 FAR) on one parcel, totaling 4.54-acres, located within the First Supervisorial District, the Mead Valley Area Plan, the North Perris Zoning area, and on the south side of Water Street, north of Orange Avenue, east of Tobacco Road, and west of Harvill Avenue. Planning Commission hearing: September 16, 2015 – Agenda Item 4.1 and Board of Supervisors hearing: December 15, 2015 – Agenda Item 16-1.

General Plan Amendment No. 955 (GPA No. 955) (Land Use): A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) and Open Space (OS) to Rural Community (RC) and to change its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) and Rural (RUR) (20-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) on 12 parcels, totaling 631.8 acres, located within the Fourth Supervisorial District, the Western Coachella Valley Area Plan, the Chuckawalla Zoning Area, and south of 28th Avenue, west of Sunny Rock Road, East of Happy Valley Road, and North of 30th Avenue. Planning Commission hearing: November 4, 2015 – Agenda Item 4.4 and Board of Supervisors hearing: January 26, 2016 – Agenda Item 16-2.

General Plan Amendment No. 973 (GPA No. 973) (Land Use): A General Plan Amendment to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to change its General Plan Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Business Park (BP) (0.25-0.60 FAR) on 10 parcels, totaling 151.47-acres, located within the Third Supervisorial District, the Harvest Valley/Winchester Area Plan, the Hemet-San Jacinto Zoning District, and on the south side of Stowe road, north of Marvin Hull road, east of El Callado, and west of California Avenue. Planning Commission hearing: June 17, 2015 – Agenda Item 3.1 and Board of Supervisors hearing: March 8, 2016 – Agenda Item 16-5.

General Plan Amendment No. 983 (GPA No. 983) (Land Use): A General Plan Amendment to change the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD)

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and to change its General Plan Land Use Designation from Conservation (C) to Commercial Retail (CR) (0.20-0.35 FAR) on three parcels, totaling 3.34 acres, located within the Third Supervisorial District, the San Jacinto Valley Area Plan, the Valle Vista Zoning District, and northeast of Ramona Expressway, south of Mountain Avenue, and west of Cedar Avenue. Planning Commission hearing: November 4, 2015 – Agenda Item 4.5 and Board of Supervisors hearing: January 26, 2016 – Agenda Item 16-1.

General Plan Amendment No. 985 (GPA No. 985) (Land Use): A General Plan Amendment to change the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its General Plan Land Use Designation from Conservation (C) to Medium High Density Residential (MHDR) (5-8 DU/AC) on one parcel, totaling 1.87-acres, located within the First Supervisorial District, the Elsinore Area Plan, the Lakeland Village Zoning District, and west of Lucerne Street, north of Grand Avenue, east of Russell Street, and south of Como Street. Planning Commission hearing: December 2, 2015 – Agenda Item 4.5 and Board of Supervisors hearing: March 8, 2016 – Agenda Item 16-4.

General Plan Amendment No. 988 (GPA No. 988) (Land Use): A General Plan Amendment to change the project site's General Plan Foundation Component from Open Space (OS) to Rural (RUR) and to change its General Plan Land Use Designation from Rural (RUR) (20-Acre Minimum) to Rural Residential (RR) (5-Acre Minimum) on one parcel, totaling 25.7-acres, located within the First Supervisorial District, the Elsinore Area Plan, the Cleveland Zoning Area, and southwest of the City of Wildomar, west of Calle de Lobo, north of Saint Gallen Way, and south of the Cleveland National Forest. Planning Commission hearing: December 2, 2015 – Agenda Item 4.6 and Board of Supervisors hearing: March 8, 2016 – Agenda Item 16-2.

General Plan Amendment No. 997 (GPA No. 997) (Land Use): A General Plan Amendment to change a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change the same portion of the project site's General Plan Land Use Designation from Rural (RUR) to Light Industrial (LI) (0.25 – 0.60 FAR) on two parcels, totaling 160-acres, located within the Fourth Supervisorial District, the Western Coachella Valley Area Plan, the Thousand Palms Zoning Area, and north of Vista Chino, west of Rio Del Sol Road, and east of Varner Road. Planning Commission hearing: December 2, 2015 – Agenda Item 4.7 and Board of Supervisors hearing: February 9, 2016 – Agenda Item 16-6.

General Plan Amendment No. 1008 (GPA No. 1008) (Land Use): A General Plan Amendment to change a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) to change its General Plan Land Use Designation from Rural (RUR) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy Industrial (HI) (0.15 – 0.50 FAR) on four parcels, totaling 327.6 acres, located within the First Supervisorial District, the Temescal Canyon Area Plan, the Glen Ivy Zoning Area, and east of Interstate 15 and Temescal Canyon Road, north of Dawson Canyon Road, and west of El Sobrante Landfill. Planning Commission hearing: December 2, 2015 – Agenda Item 4.8 and Board of Supervisors hearing: February 2, 2016 – Agenda Item 16-2.

General Plan Amendment No. 1035 (GPA No. 1035) (Land Use): A General Plan Amendment to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to change its General Plan Land Use Designation from Estate Density Residential (EDR) (2-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 FAR) on two parcels, totaling 2.95-acres, located within the First Supervisorial District, the Temescal Canyon Area Plan, the El Cerrito Zoning District, and north of Weirick Road, east of Tulip Court, south of Nob Hill Road, and west of Interstate 15. Planning Commission hearing: December 2, 2015 – Agenda Item 4.9 and Board of Supervisors hearing: March 8, 2016 – Agenda Item 16-3.

General Plan Amendment No. 1036 (GPA No. 1036) (Land Use): A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to change its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Very Low

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Density Residential (VLDR) (1-Acre Minimum) on one parcel, totaling 4.19-acres, located within the First Supervisorial District, Mead Valley Area Plan, the Good Hope Zoning Area, and north of Steele Peak Drive, east of Belita Drive, south of Mountain Avenue, and west of Read Street. Planning Commission hearing: November 4, 2015 – Agenda Item 4.6 and Board of Supervisors hearing: February 2, 2016 – Agenda Item 16-3.

General Plan Amendment No. 1037 (GPA No. 1037) (Land Use): A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to change its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) on two parcels, totaling 38.42-acres, located within the First Supervisorial District, the Lake Matthews/Woodcrest Area Plan, the Lake Matthews Zoning District, and north of Idaleona Road, west of Rolling Meadows Drive, east of Mira Lago Drive, and south of Alto Lago Drive. Planning Commission hearing: December 2, 2015 – Agenda Item 4.10 and Board of Supervisors hearing: March 8, 2016 – Agenda Item 16-1.

General Plan Amendment No. 1039 (GPA No. 1039) (Land Use): A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to change its General Plan Land Use Designation from Rural Residential (RR) (5-Acre Minimum) to Estate Density Residential (EDR) (2-Acre Minimum), on one parcel, totaling 6.9-acres, located within the Third Supervisorial District, the Southwest Area Plan, the Rancho California Zoning District, and at the southwest corner of Parado Del Sol Drive and Delgado Way. Planning Commission hearing: November 4, 2015 – Agenda Item 4.7 and Board of Supervisors hearing: December 15, 2015 – Agenda Item 16-2.

General Plan Amendment No. 1157 (GPA No. 1157) (Land Use and Text): General Plan revisions in accordance with the settlement and release agreement approved by the Board of Supervisors for the lawsuit entitled J to the 5th, et al. v. County of Riverside, Riverside County Superior Court, Case No. MCC 1400542. Pursuant to the settlement and release agreement, GPA No. 1157 proposes to remove five parcels, totaling 60-acres, comprised of APNs 966-380-028 through 966-380-032, from the Temecula Valley Wine Country Policy Area boundary by revising figures 4 and 4B and Table 2 in the Southwest Area Plan. Planning Commission hearing: February 17, 2016 – Agenda Item 4.2 and Board of Supervisors hearing: March 15, 2016 – Agenda Item 16-2.

Impact on Citizens and Businesses

These projects have been carefully considered, analyzed, and reviewed during the public hearings before the Planning Commission and Board of Supervisors on the dates specified for each item listed above.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

A. Resolution No. 2016-098

Board of Supervisors

County of Riverside

**RESOLUTION NO. 2016-098
AMENDING THE RIVERSIDE COUNTY
GENERAL PLAN
(First Cycle of General Plan Amendments for 2016)**

WHEREAS, pursuant to the provisions of Government Code Section 65350 et seq., notice was given and public hearings were held before the Riverside County Board of Supervisors and the Riverside County Planning Commission in Riverside, California to consider proposed amendments to the Mead Valley Area Plan, Southwest Area Plan, The Pass Area Plan, Harvest Valley/Winchester Area Plan, Temescal Canyon Area Plan, San Jacinto Valley Area Plan, Reche Canyon/Badlands Area Plan, Elsinore Area Plan, Lake Matthews/Woodcrest Area Plan, Sun City/Menifee Valley Area Plan, and the Western Coachella Valley Area Plan of the Riverside County General Plan; and,

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

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

WHEREAS, on December 8, 2015, the Board of Supervisors adopted Resolution No. 2015-260 approving General Plan Amendment No. 960 (GPA No. 960) which was a comprehensive update to the County's General Plan; and,

WHEREAS, although GPA No. 960 may have renumbered some of the policies of the General Plan referenced in this resolution, GPA No. 960 did not make any changes to those policies; and,

WHEREAS, the General Plan amendments set forth herein remain consistent with the General Plan as updated through GPA No. 960; and,

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

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 3/17/16

1 of the County of Riverside in regular session assembled on March 29, 2016 that:

2 **A. General Plan Amendment No. 896:** A General Plan Amendment to change a portion of
3 the project site's General Plan Foundation Component from Open Space (OS) to
4 Community Development (CD) and to change its General Plan Land Use Designation from
5 Water (W) to Conservation (C) and Light Industrial (LI) (0.25 – 0.60 FAR) on one parcel,
6 totaling 6.3-acres, located within the First Supervisorial District, the Temescal Canyon
7 Area Plan, the Glen Ivy Zoning Area, and east of Temescal Wash, south of Dawson
8 Canyon Road, and west of Park Canyon Drive, as shown on Exhibit 6 titled, "GPA00896
9 Proposed General Plan," a copy of which is attached hereto and incorporated herein by
10 reference. General Plan Amendment No. 896 is associated with Environmental
11 Assessment No. 41698, which was considered concurrently with this amendment at the
12 public hearings before the Planning Commission and the Board of Supervisors. The
13 Planning Commission recommended to the Board of Supervisors approval of General Plan
14 Amendment No. 896 on November 4, 2015, approving Resolution No. 2015-020. The
15 Board of Supervisors tentatively approved General Plan Amendment No. 896 on February
16 2, 2016.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
18 this matter, both written and oral, including Environmental Assessment No. 41689, that:

- 19 1. The site is located in the Temescal Canyon Area Plan.
- 20 2. The Temescal Canyon Area Plan Land Use Map establishes the extent, intensity,
21 and location of land uses within the Temescal Canyon area.
- 22 3. General Plan Amendment No. 896 is a Foundation Component Amendment, which
23 was timely filed for the eight year General Plan review cycle.
- 24 4. The project site has an existing General Plan Land Use Designation of Open Space:
25 Water (OS:W).
- 26 5. General Plan Amendment No. 896 will result in changing the project site's Land
27 Use Designation to Open Space: Conservation (OS:C) and Community
28 Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR), as shown on the Exhibit

1 6 titled, "GPA00896 Proposed General Plan," a copy of which is attached hereto
2 and incorporated herein by reference.

3 6. The project site is surrounded by properties having a General Plan Land Use
4 Designation of Light Industrial (LI) (0.25 – 0.60 FAR) to the west, Mineral
5 Resources (MIN) to the north, and Water (W) to the east and south.

6 7. The project site has an existing Zoning Classification of M-R-A (Mineral
7 Resources and Related Manufacturing).

8 8. The project site is surrounded by properties having a Zoning Classification of M-R
9 (Mineral Resources) to the north, east, and south and S-P (Specific Plan) to the
10 southwest.

11 9. The project site is surrounded by concrete manufacturing uses to the northeast and
12 southwest and vacant land to the south.

13 10. General Plan Amendment No. 896 does not conflict with the Riverside County
14 Vision Statement or create an internal inconsistency. Specifically, the project
15 furthers the Riverside County Vision Statement for Conservation and Open Space
16 Resource System by dedicating the southern 3.7-acre portion of the project site for
17 conservation to further contribute to the extension of Core 2 (Lake Mathews/Estelle
18 Mountain Extension), an existing habitat corridor in close proximity of the site.
19 These incremental conservation dedications that are provided on a case-by-case
20 basis, contribute to the long-term County Vision for establishing permanent open
21 space areas. For the reasons set forth above, General Plan Amendment No. 896
22 does not involve a change in or conflict with the Riverside County Vision and
23 conforms to the fundamental values stated in the Riverside County Vision.

24 11. General Plan Amendment No. 896 will not change or conflict with any principle set
25 forth in General Plan Appendix B. Specifically, General Plan Amendment is
26 consistent with the following principles:
27
28

- 1 a. Principle IV.D.1, Focus on availability of vacant, developable land that can
2 accommodate a variety of economic enterprises. The proposed amendment
3 would allow for the development of this underutilized property
- 4 b. Principle IV.C.4 Stimulate the growth of small businesses. Changing the
5 site's Land Use Designation will enable the future establishment of a
6 business at an appropriate site that is compatible with the other existing
7 surrounding uses. This will provide an opportunity to simulate the
8 establishment of a new business

9 12. General Plan Amendment No. 896 will result in changing a portion of the project
10 site's Foundation Component from Open Space to Community Development. Upon
11 this change, the Land Use Designation change to Conservation (C) and Light
12 Industrial (LI) will be consistent with the Open Space (OS) and Community
13 Development (CD) Foundations. Once a portion of the site's Foundation
14 Component is changed to Community Development (CD), no further changes will
15 be needed and there will not be any conflict with any Foundation Component in the
16 General Plan.

17 13. General Plan Amendment No. 896 has been reviewed in conjunction with each of
18 the Riverside County General Plan Elements, including Land Use, Circulation,
19 Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy
20 Communities, Administration and the Vision Statement, and it has been determined
21 that this project is in conformance with the policies and objectives of each. As a
22 result, this project will not create an internal inconsistency among any of the
23 General Plan Elements.

24 14. General Plan Amendment No. 896 would either contribute to the purposes of the
25 General Plan or, at a minimum, would not be detrimental to them in the following
26 ways:

- 27 a. Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in
28 and promote the development of infill and underutilized parcels which are

1 located in the Community Development areas, as identified on the General
2 Plan Land Use Map.” This General Plan Amendment will result in changing
3 the project site from Open Space to a more appropriate Light Industrial
4 designation. Due to the location of the project site, adjacent to other existing
5 industrial uses, an industrial designation is appropriate. As a result, this
6 Amendment will further the General Plan’s goals though enabling infill
7 industrial development of an underutilized property.

8 b. Policy LU 24.1 of the General Plan Land Use element states,
9 “Accommodate the continuation of existing and development of new
10 industrial, manufacturing, research and development, and professional
11 offices in areas appropriately designated by General Plan and area plan land
12 use maps.” The project site itself is appropriate for industrial uses. This
13 General Plan Amendment will redesignate the property to a land use that is
14 compatible with the surrounding area, which contributes to the General
15 Plans purpose.

16 15. New conditions or special circumstances were disclosed during the review process
17 that justify modifying the General Plan. Specifically, certain portions of the
18 Temescal Wash area, in proximity of the project site, have historically been used
19 for surface mining, but are no longer being mined for aggregate material. As a
20 result, it is appropriate to establish a new General Plan Land Use for the site, to
21 repurpose its use. Furthermore, the existing General Plan Land Use is Open Space-
22 Water, which is inappropriately designated, as a portion of the northern half of the
23 site, is located outside of the 100-year floodplain. However, the southern portion is
24 still within the floodplain area and will obtain a new land use designation of Open
25 Space – Conservation, as a result of the Riverside Conservation Authority (RCA)
26 determination. The southern half of the site will not be developed and will be
27 conveyed to the RCA. As a result of some surface mining operations terminating
28 and an inappropriate Land Use Designation, there are new circumstances that

1 justify a General Plan Foundation Component Amendment. This change justifies
2 modifying the General Plan.

3 16. Based on the findings and conclusions in the staff report, incorporated herein by
4 reference, General Plan Amendment No. 896 will not be detrimental to the public
5 health, safety, or welfare.

6 17. The findings of the Initial Study performed pursuant to Environmental Assessment
7 No. 41689, a copy of which is attached hereto, are incorporated herein by
8 reference. The Initial Study resulted in preparation of a Negative Declaration of
9 environmental effects and a determination that this General Plan Amendment
10 would not have any potentially significant impacts and concluded that the project
11 would not have a significant effect on the environment.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Negative
13 Declaration for Environmental Assessment No. 41689 and **ADOPTS** General Plan Amendment No. 896,
14 as described herein and as shown on Exhibit 6 titled, "GPA00896 Proposed General Plan."

15 **B. General Plan Amendment No. 903:** A General Plan Amendment to change the project
16 site's General Plan Foundation Component from Rural (RUR) to Community
17 Development (CD) and to change its General Plan Land Use Designation from Rural
18 Residential (RR) (5-Acre Minimum) to Commercial Retail (CR) (0.20-0.35 FAR) on one
19 parcel, totaling 3.5-acres, located within the Third Supervisorial District, the Southwest
20 Area Plan, the Rancho California Zoning District, and on the north side of Highway 79,
21 east of Pourroy Road, and south of Keller, as shown on Exhibit 6 titled, "CZ07818
22 GPA00903 Proposed General Plan," a copy of which is attached hereto and incorporated
23 herein by reference. General Plan Amendment No. 903 is associated with Change of Zone
24 No. 7818 and Environmental Assessment No. 41706, which were considered concurrently
25 with this amendment at the public hearings before the Planning Commission and the Board
26 of Supervisors. The Planning Commission recommended to the Board of Supervisors
27 approval of GPA No. 903 on July 15, 2015, approving Resolution No. 2015-005. The
28 Board of Supervisors tentatively approved GPA No. 903 on October 20, 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. 41706, that:

- 3 1. The project site is located in the Southwest Area Plan.
- 4 2. The Southwest Area Plan Land Use Map establishes the extent, intensity, and
5 location of land uses within the Southwest area.
- 6 3. General Plan Amendment No. 903 is a Foundation Component Amendment, which
7 was timely filed for the eight year General Plan review cycle.
- 8 4. The project site has an existing General Plan Land Use Designation of Rural: Rural
9 Residential (RUR:RR) (5-Acre Minimum).
- 10 5. General Plan Amendment No. 903 will result in changing the project site's Land
11 Use Designation to Community Development: Commercial Retail (CD:CR), as
12 shown on the Exhibit 6 titled, "CZ07818 GPA00903 Proposed General Plan," a
13 copy of which is attached hereto and incorporated herein by reference.
- 14 6. The project site is surrounded by properties having a General Plan Land Use
15 Designation of Specific Plan to the north and east and Rural Residential (RR) (5-
16 Acre Minimum) to the west and south.
- 17 7. The project site has an existing Zoning Classification of R-R (Rural Residential).
- 18 8. The project site is surrounded by properties having a Zoning Classification of S-P
19 (Specific Plan) to the north and east and R-R (Rural Residential) to the west and
20 south.
- 21 9. The project site is surrounded by single family residential to the north, south, east
22 and west.
- 23 10. General Plan Amendment No. 903 does not conflict with the Riverside County
24 Vision Statement or create an internal inconsistency. The General Plan identified
25 the subject property and other lands to the north and west as Rural Residential.
26 Land immediately to the east, on the easterly side of Winchester Road was
27 designated Commercial Retail. In addition, land adjoining the Commercial area to
28 the east was designated Very High Density Residential (14-20 du/ac), with

1 additional Medium Density Residential (2-5 du/ac) surrounding both land use
2 designations. Recently, a number of significant land use changes have occurred.
3 Land north of the subject property, as part of SP No. 380, has added Commercial
4 Retail, Commercial Office, Mixed Use, and Low Density Residential
5 Development. SP No. 380 has also changed the alignment of Keller Road and
6 established a roadway section with four (4) travel lanes within a 100-foot right of
7 way. Prior to the adoption of SP No. 380 the General Plan generally provided a
8 separation of urban and rural land uses in the area along Winchester Rd.
9 /Highway 79, with Commercial Retail, Very High Density Residential (14-20
10 du/ac), and Medium Density Residential (2-5 du/ac) to the east of Winchester
11 Road/Highway 79 and Rural-Residential to the west. However, with the adoption
12 of SP No. 380, substantial urban development is now provided for on the west
13 side of Winchester Rd. /Highway 79, immediately adjacent to and north of the
14 subject property. In addition, SP No. 380 represents the continued southerly
15 expansion of the urbanized area at the intersection of Scott Road/Highway 79
16 plan. Lastly, the subject property is immediately adjacent to Highway 79, a six
17 (6) lane State Highway extending from Beaumont to Temecula. The proposed
18 change in land use for the subject property would further the land use transition
19 that has occurred in the area and reflect the planned level of activity established by
20 the new land uses and roadway system, and is consistent with all other policies of
21 the General Plan. For the reasons set forth above, General Plan Amendment No.
22 903 does not involve a change in or conflict with the Riverside County Vision and
23 conforms to the fundamental values stated in the Riverside County Vision.

24 11. General Plan Amendment No. 903 will not change or conflict with any principle set
25 forth in the General Plan Appendix B. Specifically, this General Plan Amendment
26 is consistent with the following principles:

- 27 a. The first principle is within the Community Design category – Maturing
28 Communities which states that the General Plan Vision acknowledges that

1 every community in the County is maturing in its own way, at its own pace,
2 and within its own context. Policies and programs should be tailored to
3 local needs in order to accommodate the particular level of anticipated
4 maturation in any given community. The community in which the project
5 site is located has been maturing over the years and changing from rural to
6 suburban. Some of the service commercial areas along the adjacent street
7 networks have been developed and will continue to be developed in
8 anticipation of future growth in the area.

- 9 b. The second principle is within the Community Design category –
10 Community Variety, Choice, and Balance which states that Communities
11 should range in location and type from urban to suburban to rural, and in
12 intensity from dense urban centers to small cities and towns to rural country
13 villages to ranches and farms. Low density residential development should
14 not be the predominant use or standard by which residential desirability is
15 determined. This project will result in a shift from residential to commercial
16 land use, in support of the existing growth in the area and anticipated future
17 trends.

18 As a result, this project does not conflict with any of the General Plan principles.

- 19 12. General Plan Amendment No. 903 will result in changing the project site's
20 Foundation Component from Rural (RUR) to Community Development (CD).
21 Upon this change, the Land Use Designation change to Commercial Retail (CR)
22 (0.20-0.35 FAR) will be consistent with the Community Development (CD)
23 Foundation. Once the Foundation is changed to Community Development (CD), no
24 further changes will be needed and there will not be any conflict with any
25 Foundation Component in the General Plan.
- 26 13. As provided herein, General Plan Amendment No. 903 has been reviewed in
27 conjunction with each of the Riverside County General Plan Elements, including
28 Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air

1 Quality, Healthy Communities, Administration and the Vision Statement, and it has
2 been determined that this project is in conformance with the policies and objectives
3 of each. As a result, this project will not create an internal inconsistency among any
4 of the General Plan Elements.

5 14. General Plan Amendment No. 903 would either contribute to the purposes of the
6 General Plan or, at a minimum, would not be detrimental to them in the following
7 ways:

8 a. Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in
9 and promote the development of infill and underutilized parcels which are
10 located in the Community Development areas, as identified on the General
11 Plan Land Use Map." This General Plan Amendment will result in changing
12 the project site from residential to commercial. The location of the project
13 site, adjacent to a major vehicular corridor, is better suited to support
14 commercial uses, rather than residential, due to potential impacts from noise
15 and traffic. As a result, this Land Use change will further the General Plan's
16 goals though enabling the potential for a future compatible, infill
17 commercial development.

18 b. Policy LU 23.1 of the General Plan Land Use element states,
19 "Accommodate the development of commercial uses in areas appropriately
20 designated by the General Plan and Area Plan Land Use maps." This
21 General Plan Amendment will also result in a logical extension of the area's
22 commercial core, which fronts Highway 79 and Keller Road.

23 15. New conditions or special circumstances were disclosed during the review process
24 which justify modifying the General Plan. The new condition relates to the
25 approval of Specific Plan No. 380 which has changed the land use patterns of the
26 area. Additionally, Highway 79 has recently been widened which will result in
27 increased traffic volume through the area. The rural residential density along the
28 Highway no longer represents the highest and best use of the property based on

1 the changes outlined above. Therefore, this change justifies modifying the General
2 Plan.

3 16. Based on the above, General Plan Amendment No. 903 will not be detrimental to
4 the public health, safety, or welfare.

5 17. The findings of the Initial Study performed pursuant to Environmental Assessment
6 No. 41706, a copy of which is attached hereto, are incorporated herein by
7 reference. The Initial Study resulted in preparation of a Negative Declaration of
8 environmental effects and a determination that this General Plan Amendment
9 would not have any potentially significant impacts and concluded that the project
10 would not have a significant effect on the environment.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Negative
12 Declaration for Environmental Assessment No. 41706 and **ADOPTS** General Plan Amendment No. 903,
13 as described herein and as shown on the Exhibit 6 titled, "CZ07818 GPA00903 Proposed General Plan."

14 **C. General Plan Amendment No. 917:** A General Plan Amendment to change the project
15 site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and
16 to change its General Plan Land Use Designation from Rural Residential (RR) (5-Acre
17 Minimum) to Very Low Density Residential (VLDR) (1-Acre Minimum) on one parcel,
18 totaling 8.48-acres, located within the Fifth Supervisorial District, the Reche
19 Canyon/Badlands Area Plan, the Edgemont-Sunnymead Zoning District, and north of
20 Walther Avenue, east of Harry Keith Drive, and west of Sean Court, as shown on Exhibit 6
21 titled, "GPA00917 Proposed General Plan," a copy of which is attached hereto and
22 incorporated herein by reference. General Plan Amendment No. 917 is associated with
23 Environmental Assessment No. 41739, which was considered concurrently with this
24 amendment at the public hearings before the Planning Commission and the Board of
25 Supervisors. The Planning Commission recommended to the Board of Supervisors
26 approval of General Plan Amendment No. 917 on November 4, 2015, approving
27 Resolution No. 2015-015. The Board of Supervisors tentatively approved General Plan
28 Amendment No. 917 on January 26, 2016.

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. 41739, that:

- 3 1. The project site is located within the Reche Canyon/Badlands Area Plan.
- 4 2. The Reche Canyon/Badlands Area Plan Land Use Map establishes the extent,
5 intensity, and location of land uses within the Reche Canyon/Badlands area.
- 6 3. General Plan Amendment No. 917 is a Foundation Component Amendment, which
7 was timely filed for the eight year General Plan review cycle.
- 8 4. The project site has an existing General Plan Land Use Designation of Rural: Rural
9 Residential (R:RR) (5-Acre Minimum).
- 10 5. General Plan Amendment No. 917 will result in changing the project site's Land
11 Use Designation to Rural Community: Very Low Density Residential (RC:VLDR)
12 (1-Acre Minimum), as shown on Exhibit 6 titled, "GPA00917 Proposed General
13 Plan," a copy of which is attached hereto and incorporated herein by reference.
- 14 6. The project site is surrounded by properties having a General Plan Land Use
15 Designation of Rural Mountainous (RM) (10-Acre Minimum) to the north and east,
16 Rural Residential (RR) (5-Acre Minimum) to the west, and Very Low Density
17 Residential (VLDR) (1-Acre Minimum) to the south.
- 18 7. The project site has an existing Zoning Classification of R-A-1 (Residential
19 Agriculture, 1-Acre Minimum).
- 20 8. The project site is surrounded by properties having a Zoning Classification of R-A-
21 1 (Residential Agriculture, 1-Acre Minimum), to the north, east, south, and west.
- 22 9. The project site is surrounded by vacant land to the north and east, with residential
23 to the south and west.
- 24 10. General Plan Amendment No. 917 does not conflict with the Riverside County
25 Vision Statement or create an internal inconsistency. Specifically, the Population
26 Growth section of the General Plan Vision Statement says, "Population growth
27 continues and is focused where it can best be accommodated." Furthermore, the
28 Population Growth section states, "New growth patterns no longer reflect a pattern

1 of random sprawl. Rather, they follow a framework of transportation and open
2 space corridors, with concentrations of development that fit into that framework. In
3 other words, important open space and transportation corridors define growth
4 areas." The project site is adjacent to existing developed single family residential to
5 the south. Development of the project site is a logical extension to the existing
6 development and the property can accommodate new residential. Additionally, new
7 development adjacent to the existing homes on the south compliments a managed
8 growth pattern, reducing sprawl. This is not a stand-alone, isolated area, whereby
9 new development would exasperate sprawl. For these reasons, this project is
10 consistent with the Riverside County Vision Statement and this General Plan
11 Foundation Component Amendment is justified.

12 11. General Plan Amendment No. 917 will not change or conflict with any principle set
13 forth in General Plan Appendix B. Specially, this General Plan Amendment is
14 consistent with the following principles:

15 a. The first principle is within the Community Development category –
16 Maturing Communities: "The General Plan Vision acknowledges that every
17 community in the County is maturing in its own way, at its own pace, and
18 within its own context. Policies and programs should be tailored to local
19 needs in order to accommodate the particular level of anticipated maturation
20 in any given community." The community in which the project site is
21 located has been maturing over the years and changing from rural to
22 suburban. The land use pattern has been changing from larger five-acre
23 residential lots to one-acre lots, due to residential growth and the desire for
24 new housing.

25 b. The second principal is within the Community Design category –
26 Community Variety, Choice, and Balance: "Communities should range in
27 location and type from urban to suburban to rural, and in intensity from
28 dense urban centers to small cities and towns to rural country villages to

1 ranches and farms. Low density residential development should not be the
2 predominant use or standard by which residential desirability is
3 determined." This project will result in a shift from five-acre residential lots
4 to one-acre lots, in support of the existing growth in the area and anticipated
5 future needs.

6 As a result, this project does not conflict with any of the General Plan principles.

7 12. General Plan Amendment No. 917 will result in changing the project site's
8 Foundation Component from Rural (RUR) to Rural Community (RC). Upon this
9 change, the Land Use Designation change to Very Low Density Residential
10 (VLDR) will be consistent with the Rural Community (RC) Foundation. Once the
11 Foundation is changed to Rural Community (RC), no further changes will be
12 needed and there will not be any conflict with any Foundation Component in the
13 General Plan.

14 13. As provided herein, General Plan Amendment No. 917 has been reviewed in
15 conjunction with each of the Riverside County General Plan Elements, including
16 Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air
17 Quality, Healthy Communities, Administration and the Vision Statement, and it has
18 been determined that this project is in conformance with the policies and objectives
19 of each. As a result, this project will not create an internal inconsistency among any
20 of the General Plan Elements.

21 14. General Plan Amendment No. 917 would either contribute to the purposes of the
22 General Plan or, at a minimum, would not be detrimental to them in the following
23 ways:

- 24 a. The Policy LU 2.1(e) of the General Plan Land Use element states,
25 "Concentrate growth near or within existing urban and suburban areas to
26 maintain the rural and open space character of Riverside County to the
27 greatest extent possible." As discussed in these findings, changing the site's
28 land use to Very Low Density Residential (1-acre minimum) is a consistent

1 and logical extension of the existing 1-acre lots to the south. This land use
2 change may result in a future implementing infill project for new residential
3 that is concentrated adjacent to existing development, rather than in a
4 location that has no surrounding development or available infrastructure.

5 b. Policy LU 22.4 of the General Plan Land Use element states,
6 “Accommodate the development of a variety of housing types, styles, and
7 densities that are accessible to and meet the needs of a range of lifestyles,
8 physical abilities, and income levels.” This General Plan Amendment will
9 result in a logical extension of the area’s existing one-acre residential lots,
10 located to the south, while still preserving the minimum five-acre lot
11 requirement to the north of the project site. This Amendment will further
12 this policy by allowing for smaller lots in an area that can reasonably
13 accommodate the development pattern.

14 15. New conditions or special circumstances were disclosed during the review process
15 that justify modifying the General Plan. Specifically, the project site is located
16 within an unincorporated County area, but is in close proximity to the City of
17 Moreno Valley, which has experienced residential and commercial growth over the
18 past decade. Additionally, this area has experienced new upgrades in utility and
19 road infrastructure. This general growth of the area represents a new condition and
20 amending the General Plan would enable the site to be developed, complementing
21 the ongoing development pattern.

22 16. As provided herein, General Plan Amendment No. 917 will not be detrimental to
23 the public health, safety, or welfare.

24 17. The findings of the Initial Study performed pursuant to Environmental Assessment
25 No. 41739, a copy of which is attached hereto, are incorporated herein by
26 reference. The Initial Study resulted in preparation of a Negative Declaration of
27 environmental effects and a determination that this General Plan Amendment
28

1 would not have any potentially significant impacts and concluded that the project
2 would not have a significant effect on the environment.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Negative
4 Declaration for Environmental Assessment No. 41739 and **ADOPTS** General Plan Amendment No. 917,
5 as described herein and as shown on Exhibit 6 titled, "GPA00917 Proposed General Plan."

6 **D. General Plan Amendment No. 921:** A General Plan Amendment to change the project
7 site's General Plan Foundation Component from Rural (RUR) to Community
8 Development (CD), change its General Plan Land Use Designation from Rural Residential
9 (RR) (5-Acre Minimum) to Medium Density Residential (MDR) (2-5 DU/AC), and amend
10 the General Plan Sun City/Meniffee Area Plan Figure 4: Policy Areas Map, on one parcel,
11 totaling 77.7-acres, located within the Third Supervisorial District, the Sun City / Meniffee
12 Valley Area Plan, the Winchester Zoning Area, and north of Scott Road, south of Wickerd
13 Road, east of El Centro, and west of Leon Road, as shown on Exhibit 6 titled, "CZ07763
14 GPA00921 Proposed General Plan," and on the Exhibit titled, "CZ07763 GPA00921
15 Estate Density Residential and Rural Residential Policy Area," copies of which are
16 attached hereto and incorporated herein by reference. General Plan Amendment No. 921 is
17 associated with Change of Zone No. 7763 and Environmental Assessment No. 41744,
18 which were considered concurrently with this amendment at the public hearings before the
19 Planning Commission and the Board of Supervisors. The Planning Commission
20 recommended to the Board of Supervisors approval of General Plan Amendment No. 921
21 on October 21, 2015, approving Resolution No. 2015-016. The Board of Supervisors
22 tentatively approved General Plan Amendment No. 921 on February 9, 2016.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
24 this matter, both written and oral, including Environmental Assessment No. 41744, that:

- 25 1. The project site is located in the Sun City/Meniffee Valley Area Plan.
- 26 2. The Sun City/Meniffee Valley Area Plan Land Use Map establishes the extent,
27 intensity, and location of land uses within the Sun City/Meniffee Valley area.

3. General Plan Amendment No. 921 is a Foundation Component Amendment, which was timely filed for the eight-year General Plan review cycle.
4. The project site has an existing General Plan Land Use Designation of Rural: Rural Residential (RUR:RR) (5-Acre Minimum).
5. General Plan Amendment No. 921 will result in changing the project site's Land Use Designation to Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC), as shown on Exhibit 6 titled, "CZ07763 GPA00921 Proposed General Plan" and will remove the project site from the Sun City/Menifee Valley Area Plan's Estate Density Residential and Rural Residential Policy Area, as shown on the Exhibit titled, "CZ07763 GPA00921 Estate Density Residential and Rural Residential Policy Area."
6. The project site is surrounded by properties having a General Plan Land Use Designation of Estate Density Residential (EDR) to the north, Rural Residential (RR) to the east, Medium Density Residential (MDR) and Rural Residential (RR) to the west, and the City of Menifee is to the south.
7. The project site has an existing Zoning Classification of A-1-5 (Light Agriculture, 5-Acre Minimum).
8. The project site is surrounded by properties having a Zoning Classification of R-A-5 (Residential Agriculture, 5-Acre Minimum) to the north, A-1-5 (Light Agriculture, 5-Acre Minimum) to the east, R-1 (One-Family Dwelling) and A-1-5 (Light Agriculture, 5-Acre Minimum) to the west, and the City of Menifee is to the south.
9. The project site is surrounded by single family detached residential to the west, vacant land to the north and east, and the City of Menifee is to the south.
10. General Plan Amendment No. 921 does not conflict with the Riverside County Vision Statement or create an internal inconsistency. Specifically, the Population Growth portion of the General Plan Vision Statement discusses the downsides of random sprawl and focusing on where the growth and new development can be

1 accommodated. Changing the site's General Plan Foundation Component to
2 Community Development will enable the site to be developed with new residential
3 land uses, consistent with the density of the existing development to the west.
4 Development of the project site would result in a logical extension of the existing
5 residential tract to the west, tying into the established infrastructure. This is
6 consistent with the Riverside Vision Statement as the Amendment will enable
7 growth and development in a location that can accommodate it, rather than in a
8 location that further contributes to sprawl. Furthermore, the Housing portion of the
9 Riverside County Vision states that the regional housing needs forecasts are well
10 coordinated within Riverside County and are accepted by regional and state
11 agencies. Currently, Riverside County is in the process of updating its General Plan
12 Housing Element. The project's increased development density would enable more
13 dwelling units to be constructed and therefore, would further contribute to
14 satisfying the State mandated RHNA (Regional Housing Needs Assessment)
15 required amount of dwelling units. For these reasons, this project is consistent with
16 the Riverside County Vision.

17 11. General Plan Amendment No. 921 will not change or conflict with any principle set
18 forth in General Plan Appendix B. Specifically, this General Plan Amendment is
19 consistent with the following principles:

- 20 a. The first principle is within the Community Development category –
21 Maturing Communities states that the General Plan Vision acknowledges
22 that every community in the County is maturing in its own way, at its own
23 pace, and within its own context. Policies and programs should be tailored
24 to local needs in order to accommodate the particular level of anticipated
25 maturation in any given community. As demonstrated by the number of
26 General Plan Amendment applications for denser land use along Scott
27 Road, the area is maturing from a rural residential settlement pattern to an
28

1 urbanized area. This application furthers the principle by enabling new
2 residential development pursuant to the collective new vision.

- 3 b. The second principle is within the Community Design category –
4 Community Variety, Choice, and Balance which states that Communities
5 should range in location and type from urban to suburban to rural, and in
6 intensity from dense urban centers to small cities and towns to rural country
7 villages to ranches and farms. Low density residential development should
8 not be the predominant use or standard by which residential desirability is
9 determined. This project will result in a Land Use shift from Rural
10 Residential to Medium Density Residential, in support of the existing
11 growth in the area and anticipated future needs. Also, as previously stated,
12 development at a Medium Density Residential (“MDR”) (2-5 du/ac) range
13 is compatible with the existing residential tract to the west, which was
14 constructed within the MDR range. This proposed General Plan
15 Amendment is a logical expansion of the existing Land Use pattern,
16 creating a transition of housing density ranges from MDR along Scott Road
17 to larger lot requirements to the north, which is consistent with the principle
18 to provide a variety of housing products and lot sizes.

19 As a result, there is no conflict with any of the General Plan principles.

- 20 12. General Plan Amendment No. 921 will result in removing the project site from the
21 Sun City/Menifee Valley Area Plan’s Estate Density Residential and Rural
22 Residential Policy Area. Upon removal, there will be no further conflict between
23 the Land Use or any policy of the General Plan.
- 24 13. General Plan Amendment No. 921 will result in changing the project site’s
25 Foundation Component from Rural (RUR) to Community Development (CD).
26 Upon this change, the Land Use Designation change to Medium Density
27 Residential (MDR) (2-5 DU/AC) will be consistent with the Community
28 Development (CD) Foundation. Once the Foundation is changed to Community

1 Development (CD) and the project site is removed from the Estate Density
2 Residential and Rural Residential Policy Area, no further changes will be needed
3 and there will not be any conflict with any Foundation Component in the General
4 Plan.

5 14. General Plan Amendment No. 921 has been reviewed in conjunction with each of
6 the Riverside County General Plan Elements, including Land Use, Circulation,
7 Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy
8 Communities, Administration and the Vision Statement, and it has been determined
9 that this project is in conformance with the policies and objectives of each. As a
10 result, this project will not create an internal inconsistency among any of the
11 General Plan Elements.

12 15. General Plan Amendment No. 921 would either contribute to the purposes of the
13 General Plan or, at a minimum, would not be detrimental to them in the following
14 ways:

15 a. One of the primary goals of the Riverside County General Plan is to enable
16 orderly and managed growth throughout the County. Policy LU 3.1(b) of
17 the General Plan Land Use element states, "Assist in and promote the
18 development of infill and underutilized parcels which are located in the
19 Community Development areas, as identified on the General Plan Land Use
20 Map." This General Plan Amendment will result in changing the project site
21 from one Foundation Component to another and also the Land Use
22 Designation from Rural Residential to Medium Density Residential. As a
23 result, this change in Land Use will further the General Plan's goals though
24 enabling a compatible infill residential development project in logical
25 location.

26 b. Policy LU 22.4 of the General Plan Land Use element states,
27 "Accommodate the development of a variety of housing types, styles and
28 densities that are accessible to and meet the needs of a range of lifestyles,

1 physical abilities, and income levels.” This Amendment will result in a land
2 use change to enable a relatively denser development in conjunction with a
3 future implementing project. This change will allow for a variety of housing
4 product types and a blend residential lot sizes for the area. As a result, this
5 proposed Amendment will further contribute to achieving this goal and as
6 such, is consistent with the General Plan.

7 16. New conditions or special circumstances were disclosed during the review process
8 that justify modifying the General Plan. Specifically, the project site is located on
9 the south side of Scott Road and is approximately a half mile to the east of the City
10 of Menifee. A general shift in vision of the land use along Scott Road has occurred
11 over the past decade, as demonstrated by the number of General Plan Amendment
12 requests for Medium Density Residential. This fundamental change to the land use
13 pattern represents a new circumstance. A General Plan modification is justified
14 because of these new circumstances.

15 17. General Plan Amendment No. 921 will not be detrimental to the public health,
16 safety, or welfare.

17 18. The findings and mitigation measures of the Initial Study performed pursuant to
18 Environmental Assessment No. 41744, a copy of which is attached hereto, are
19 incorporated herein by reference. The Initial Study resulted in preparation of a
20 Mitigated Negative Declaration of environmental effects and a determination that
21 this General Plan Amendment would not have any potentially significant impacts
22 and concluded that the project would not have a significant effect on the
23 environment.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Mitigated
25 Negative Declaration for Environmental Assessment No. 41744 and **ADOPTS** General Plan Amendment
26 No. 921, as described herein and as shown on Exhibit 6 titled, “CZ07763 GPA00921 Proposed General
27 Plan” and the Exhibit titled, “CZ07763 GPA00921 Estate Density Residential and Rural Residential
28 Policy Area.”

1 **E. General Plan Amendment No. 934:** A General Plan Amendment to change a portion of
2 the project site's General Plan Foundation Component from Agriculture (A) and Open
3 Space (OS) to Community Development and to change its General Plan Land Use
4 Designation from Rural (RUR) (20-Acre Minimum) and Agriculture (A) to Conservation
5 (C) and Commercial Retail (CR) (0.20-0.35 FAR) on four parcels, totaling 89.3-acres,
6 located within the Fifth Supervisorial District, the San Jacinto Valley Area Plan, the Hemet
7 – San Jacinto Zoning District, and north of the San Jacinto River, east of Gilman Springs
8 Road, and west of State Highway 79, as shown on Exhibit 6 titled, "GPA0934 Proposed
9 General Plan," a copy of which is attached hereto and incorporated herein by reference.
10 General Plan Amendment No. 934 is associated with Environmental Assessment No.
11 41761, which was considered concurrently with this amendment at the public hearings
12 before the Planning Commission and the Board of Supervisors. The Planning Commission
13 recommended to the Board of Supervisors approval of GPA No. 934 on December 2, 2015,
14 approving Resolution No. 2015-032. The Board of Supervisors tentatively approved GPA
15 No. 934 on March 8, 2016.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
17 this matter, both written and oral, including Environmental Assessment No. 41761, that:

- 18 1. The project site is located in the San Jacinto Valley Area Plan.
- 19 2. The San Jacinto Valley Area Plan Land Use Map establishes the extent, intensity,
20 and location of land uses within the San Jacinto Valley area.
- 21 3. General Plan Amendment No. 934 is a Foundation Component Amendment, which
22 was timely filed for the eight year General Plan review cycle.
- 23 4. The project site has an existing General Plan Land Use Designation of Agriculture
24 (A), Open Space: Rural (OS:RUR) (20-Acre Minimum), and Community
25 Development: Commercial Retail (CD:CR) (0.20-0.35 FAR).
- 26 5. General Plan Amendment No. 934 will result in changing the project site's Land
27 Use Designation to Open Space: Conservation (OS:C) and Community
28 Development: Commercial Retail (CD:CR) (0.20-0.35 FAR), as shown on Exhibit

1 6 titled, "GPA00934 Proposed General Plan," a copy of which is incorporated
2 herein by reference.

- 3 6. The project site is surrounded by properties having a General Plan Land Use
4 Designation of Agriculture (A) to the south and west, Open Space: Rural
5 (OS:RUR) (20-Acre Minimum) to the north, and Open Space: Conservation (OS:C)
6 to the east.
- 7 7. The project site has an existing Zoning Classification of A-2-10 (Heavy
8 Agriculture, 10-Acre Minimum).
- 9 8. The project site is surrounded by properties having a Zoning Classification of A-2-
10 10 (Heavy Agriculture, 10-Acre Minimum) to south and west and W-2 (Controlled
11 Development Area) to the north and east.
- 12 9. The project site is surrounded by vacant land and agricultural uses to the south and
13 west, a religious assembly and campground site to the north, and the San Jacinto
14 Mountains to east.
- 15 10. General Plan Amendment No. 934 does not conflict with the Riverside County
16 Vision Statement or create an internal inconsistency. Specifically, the Conservation
17 and Open Space Resource System section of the General Plan Vision Statement
18 says, "Native habitat for plants and animals endemic to this area that make up such
19 important parts of our natural heritage now have interconnected spaces in a number
20 of locations that allow these natural communities to prosper and be sustained." The
21 project will conserve 35.45-acres of its site, which contributes to the general
22 assemblage of Proposed Core 3 (Badlands/Potrero), further establishing an
23 interconnected natural habitat. Additionally, the Our Communities and Their
24 Neighborhoods portion of the Vision Statement says, "Development occurs only
25 where appropriate and where adequate public facilities and services are available or
26 are provided for at the time of development in accordance with adopted level-of-
27 service standards." The project site is located at the intersection of Gilman Springs
28 Road and Highway 79, a major transportation corridor through the area, connecting

1 the Cities of Beaumont and San Jacinto. The site is a strategic location, midpoint
2 between both cities and is an appropriate location for providing commercial
3 services for travelers through the area. For these reasons, this project is consistent
4 with the Riverside County Vision Statement and this General Plan Foundation
5 Component modification is justified.

6 11. General Plan Amendment No. 934 will not change or conflict with any principle set
7 forth in General Plan Appendix B. Specifically, General Plan Amendment No. 934
8 is consistent with the following principles:

9 a. The first principle is within the Multi-Purpose Open Space section of the
10 Environmental Protection category which states that designation of open
11 spaces in the General Plan and Area Plans conveys the intent of creating a
12 comprehensive open space system that provides a framework for
13 community development and encompasses the needs of humans for active
14 and passive recreation, as well as the needs of multiple species for survival
15 and sustenance. Within that overall designation, the functional areas of
16 community open space and habitat preservation should be clearly
17 delineated. In conjunction with establishing additional commercial land use
18 in the area, this project will result in the dedication of 35.45-acres for
19 conservation. The open space area will further contribute to the assembly of
20 Proposed Core 3 (Badlands/Potrero), establishing additional habitat linkage
21 in the area.

22 b. The second principle is within the Community Variety, Choice, and
23 Balance section of the Community Design category which states that
24 balanced growth is achieved in more than one way by of ensuring a balance
25 of jobs, housing and services within communities. This project will also
26 result in a land use change to commercial, in support of travel through the
27 area and anticipated future trends. This change represents a balanced growth
28 through enabling a future use on an otherwise utilized property. This change

1 will not impact the area surrounding the site; rather it complements the area
2 as a whole.

3 As a result, this project does not conflict with any of the General Plan principles.

4 12. General Plan Amendment No. 934 will result in changing portions of the project
5 site's Foundation Component from Agriculture (AG) and Open Space (OS) to
6 Community Development (CD). Upon this change, the Land Use Designation
7 change to Conservation (C) and Commercial Retail (CR), will be consistent with
8 the Open Space (OS) and Community Development (CD) Foundations. Once the
9 Foundations are changed, no further changes will be needed and there will not be
10 any conflict with any Foundation Component in the General Plan.

11 13. General Plan Amendment No. 934 has been reviewed in conjunction with each of
12 the Riverside County General Plan Elements, including Land Use, Circulation,
13 Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy
14 Communities, Administration and the Vision Statement, and it has been determined
15 that this project is in conformance with the policies and objectives of each. As a
16 result, this project will not create an internal inconsistency among any of the
17 General Plan Elements.

18 14. General Plan Amendment No. 934 would either contribute to the purposes of the
19 General Plan or, at a minimum, would not be detrimental to them in the following
20 ways:

21 a. Policy LU 3.1(b) of the General Plan Land Use Element states, "Assist in
22 and promote the development of infill and underutilized parcels which are
23 located in the Community Development areas, as identified on the General
24 Plan Land Use Map." This General Plan Amendment will result in changing
25 portions of the project site to a more appropriate commercial designation.
26 The location of the project site, adjacent to a major vehicular corridor, is
27 better suited to support commercial uses rather than agriculture. As a result,
28

1 this Amendment will further the General Plan's goals though enabling a
2 future commercial development of an underutilized property.

3 b. Policy LU 23.1 of the General Plan Land Use element states,
4 "Accommodate the development of commercial uses in areas appropriately
5 designated by the General Plan and Area Plan Land Use maps." The project
6 site has a land use designation of agriculture; however, the site has
7 historically never been used for farming, due to soil constraints and an
8 uncommon site configuration. The site is underutilized and repurposing it to
9 a commercial land use is appropriate. As a result, the project site is more
10 appropriate for use as commercial and this amendment contributes to the
11 achievement of the General Plan.

12 15. New conditions or special circumstances were disclosed during the review process
13 that justify modifying the General Plan. The project site is located at the junction of
14 Gilman Springs Road and Highway 79, a heavily traversed interchange, connecting
15 the Cities of Beaumont to the north and San Jacinto to the south. The developable
16 portion of the project site is not feasible to establish an agricultural use due to the
17 high alkaline soils, proximity to the highway, and rising water costs. Additionally,
18 a portion of the project site (adjacent to the agriculture land use), has an existing
19 commercial land use designation, which bifurcates the southern property, further
20 reducing any potential for a large-scale agriculture use. Furthermore, the Riverside
21 County Transportation Commission ("RCTC") released a preliminary design for
22 reconstruction and expansion of the Highway 79 and Ramona Expressway
23 interchange, located approximately a half-mile to the south. Upon completion, the
24 resulting expansion will provide a more direct north-south route through the area
25 and relieve traffic congestion. As a result, the project site and area as a whole is
26 experiencing a transition in land uses, especially those properties adjacent to
27 Highway 79. As a result, a Foundation Component modification is justified because
28 of these new circumstances.

1 16. General Plan Amendment No. 934 will not be detrimental to the public health,
2 safety, or welfare.

3 17. The findings of the Initial Study performed pursuant to Environmental Assessment
4 No. 41761, a copy of which is attached hereto, are incorporated herein by
5 reference. The Initial Study resulted in the preparation of a Negative Declaration of
6 environmental effects and a determination that this General Plan Amendment
7 would not have any potentially significant impacts and concluded that the project
8 would not have significant effect on the environment.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Negative
10 Declaration for Environmental Assessment No. 41761 and **ADOPTS** General Plan Amendment No. 934,
11 as described herein and as shown on Exhibit 6 titled, "GPA0934 Proposed General Plan."

12 **F. General Plan Amendment No. 943:** A General Plan Amendment to change the project
13 site's General Plan Foundation Component from Rural Community (RC) to Community
14 Development (CD) and to change its General Plan Land Use Designation from Estate
15 Density Residential (EDR) (2-Acre Minimum) to Medium Density Residential (MDR) (2-
16 5 DU/AC) and Commercial Retail (CR) (0.20-0.35 FAR) on one parcel, totaling 56.8-
17 acres, located within the Third Supervisorial District, the Harvest Valley/Winchester Area
18 Plan, the Winchester Zoning Area, and east of Highway 79/Winchester Road, north of
19 Stowe Road, west of Richmond Road, and south of Stetson Avenue, as shown on Exhibit 6
20 titled, "CZ07741 GPA00943 Proposed General Plan," a copy of which is attached hereto
21 and incorporated herein by reference. General Plan Amendment No. 943 is associated with
22 Change of Zone No. 7741 and Environmental Assessment No. 41771, which were
23 considered concurrently with this amendment at the public hearings before the Planning
24 Commission and the Board of Supervisors. The Planning Commission recommended to the
25 Board of Supervisors approval of General Plan Amendment No. 943 on December 2, 2015,
26 approving Resolution No. 2015-029. The Board of Supervisors tentatively approved
27 General Plan Amendment No. 943 on March 15, 2016.

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. 41771, that:

- 3 1. The project site is located in the Harvest Valley/Winchester Area Plan.
- 4 2. The Harvest Valley/Winchester Area Plan Land Use Map establishes the extent,
5 intensity, and location of land uses within the Harvest Valley/Winchester area.
- 6 3. General Plan Amendment No. 943 is a Foundation Component Amendment, which
7 was timely filed for the eight-year General Plan review cycle.
- 8 4. The project site has an existing General Plan Land Use Designation of Rural
9 Community: Estate Density Residential (RC:EDR) (2-Acre Minimum).
- 10 5. General Plan Amendment No. 943 will result in changing the project site's Land
11 Use Designation to Community Development: Medium Density Residential (CD:
12 MDR) (2-5 DU/AC) and Community Development: Commercial Retail (CD:CR)
13 (0.20-1.35 FAR), as shown on Exhibit 6 titled, "CZ07741 GPA00943 Proposed
14 General Plan," which is attached hereto and incorporated herein by reference.
- 15 6. The project site is surrounded by properties having a General Plan Land Use
16 Designation of Medium Density Residential (MDR) (2-5 DU/AC) to the north,
17 Rural Residential (RR) (5-Acre Minimum) to the south, and Estate Density
18 Residential (EDR) (2-Acre Minimum) to the east and west.
- 19 7. The project site has an existing Zoning Classification of A-1-10 (Light Agriculture,
20 10-Acre Minimum).
- 21 8. The project site is surrounded by properties having a Zoning Classification of A-1-
22 10 (Light Agriculture, 10-Acre Minimum) to the north, A-2-10 (Heavy Agriculture,
23 10-acre minimum) to the east, A-1-5 (Light Agriculture, 5-Acre Minimum) to the
24 south, and A-1-10 (Light Agriculture, 10-Acre Minimum) and R-R (Rural
25 Residential) to the west.
- 26 9. The project site is surrounded by vacant land and large-lot, single family residential
27 to the north, south, east and west.

1 10. General Plan Amendment No. 943 does not conflict with the Riverside County
2 Vision Statement or create an internal inconsistency. Specifically, the Population
3 Growth section of the General Plan Vision Statement says, "Population growth
4 continues and is focused where it can best be accommodated." Furthermore, the
5 Population Growth section states, "New growth patterns no longer reflect a pattern
6 of random sprawl. Rather, they follow a framework of transportation and open
7 space corridors, with concentrations of development that fit into that framework. In
8 other words, important open space and transportation corridors define growth
9 areas." The project site is located southeast from another existing single family
10 residential tract, also developed at a Medium Density range. Development of the
11 project site is a logical extension to the existing development in the area and the
12 property can accommodate new residential. Furthermore, access to the site can
13 easily be taken from the adjacent Highway 79, a primary transportation corridor
14 through the area. New residential development adjacent to the existing homes on to
15 the northwest compliments a managed growth pattern, reducing sprawl. This is not
16 a stand-alone, isolated area, whereby new development would exasperate sprawl.
17 For these reasons, this project is consistent with the Riverside County Vision
18 Statement and this General Plan Foundation Component modification is justified.

19 11. General Plan Amendment No. 943 will not change or conflict with any principle set
20 forth in General Plan Appendix B. Specifically, this General Plan Amendment is
21 consistent with the following principles:

22 a. The first principle is within the Maturing Communities section of the
23 Community Development category which states that the General Plan
24 Vision acknowledges that every community in the County is maturing in its
25 own way, at its own pace, and within its own context. Policies and
26 programs should be tailored to local needs in order to accommodate the
27 particular level of anticipated maturation in any given community. The
28 community in which the project site is located has been maturing over the

1 years and changing from rural to urban. This is shown by the type of
2 development occurring in the area, which constitutes smaller and more
3 compact lots. The general land use pattern for the area has been changing,
4 due to residential growth and the desire for new housing.

- 5 b. The second principle is within the Community Variety, Choice, and
6 Balance section of the Community Design category which states that
7 communities should range in location and type from urban to suburban to
8 rural, and in intensity from dense urban centers to small cities and towns to
9 rural country villages to ranches and farms. Low density residential
10 development should not be the predominant use or standard by which
11 residential desirability is determined. This project will result in a shift to
12 smaller residential lots with a range of 2-5 DU/AC, in support of the
13 existing growth in the area and anticipated future needs. However, the area
14 still has larger lot residential areas, which integrate into the community as a
15 whole and provide for a variety of lifestyle choices.

16 As a result, this project does not conflict with any of the General Plan principles.

- 17 12. General Plan Amendment No. 943 will result in changing the project site's
18 Foundation Component from Rural Community (RC) to Community Development
19 (CD). Upon this change, the Land Use Designation change to Medium Density
20 Residential (MDR) (2-5 DU/AC) and Commercial Retail (CR) (0.20-0.35 FAR)
21 will be consistent with the Community Development (CD) Foundation. Once the
22 Foundation is changed to Community Development (CD), no further changes will
23 be needed and there will not be any conflict with any Foundation Component in the
24 General Plan.

- 25 13. General Plan Amendment No. 943 has been reviewed in conjunction with each of
26 the Riverside County General Plan Elements, including Land Use, Circulation,
27 Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy
28 Communities, Administration and the Vision Statement, and it has been determined

1 that this project is in conformance with the policies and objectives of each. As a
2 result, this project will not create an internal inconsistency among any of the
3 General Plan Elements.

4 14. General Plan Amendment No. 943 would either contribute to the purposes of the
5 General Plan or, at a minimum, would not be detrimental to them in the following
6 ways:

7 a. Policy LU 2.1(e) of the General Plan Land Use Element states,
8 “Concentrate growth near or within existing urban and suburban areas to
9 maintain the rural and open space character of Riverside County to the
10 greatest extent possible.” As discussed in these findings, changing the site’s
11 land use to Medium Density Residential (2-5 DU/AC) is a consistent and
12 logical extension of the existing MDR development to the northwest. The
13 change will enable a future implementing residential project for new
14 residential that is concentrated adjacent to existing development, rather than
15 in a location that has no surrounding development or available
16 infrastructure.

17 b. Policy LU 22.4 of the General Plan Land Use Element states,
18 “Accommodate the development of a variety of housing types, styles, and
19 densities that are accessible to and meet the needs of a range of lifestyles,
20 physical abilities, and income levels.” This General Plan Amendment will
21 result in a logical extension of the area’s existing MDR residential lots,
22 located to the northwest, while still preserving the existing larger residential
23 lots in the area. This amendment will further this policy by allowing for an
24 integration of smaller lots in conjunction with the existing larger lots, in an
25 area that can reasonably accommodate the development pattern.

26 c. Policy LU 23.1 of the General Plan Land Use Element states,
27 “Accommodate the development of commercial uses in areas appropriately
28 designated by the General Plan and area plan land use maps.” This proposed

1 Land Use Amendment will change a portion of the project site to a
2 commercial designation. Due to the general residential growth and new
3 housing development in the area, supporting commercial services should be
4 accommodated. The location of the proposed commercial designation is
5 appropriate and is centralized around the residential community.

6 As a result, this proposed General Plan Amendment meets the purpose of the
7 Riverside County General Plan and is justified.

8 15. New conditions or special circumstances were disclosed during the review process
9 that justify modifying the General Plan. To the northwest of the project site lies an
10 existing residential tract, also developed at a Medium Density Residential range.
11 Portions of the site are still under construction. Additionally, the property to the
12 north of the project site also has a General Plan Land Use Designation of Medium
13 Density Residential. General growth within the area has occurred over the past
14 decade. This application represents a compatible continuation of that growth. As a
15 result, this amendment is justified because of these new circumstances.

16 16. General Plan Amendment No. 943 will not be detrimental to the public health,
17 safety, or welfare.

18 17. The findings and mitigation measures of the Initial Study performed pursuant to
19 Environmental Assessment No. 41774, a copy of which is attached hereto, are
20 incorporated herein by reference. The Initial Study resulted in preparation of a
21 Mitigated Negative Declaration of environmental effects and a determination that
22 this General Plan Amendment would not have any potentially significant impacts
23 and concluded that the project would not have a significant effect on the
24 environment.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Mitigated
26 Negative Declaration for Environmental Assessment No. 41774, and **ADOPTS** General Plan Amendment
27 No. 943, as described herein and as shown on Exhibit 6 titled, "CZ07741 GPA00943 Proposed General
28 Plan."

1 **G. General Plan Amendment No. 948:** A General Plan Amendment to change the project
2 site's General Plan Foundation Component from Rural Community (RC) to Community
3 Development (CD) and to change its General Plan Land Use Designation from Very Low
4 Density Residential (VLDR) (1-Acre Minimum) to Commercial Retail (CR) (0.20-0.35
5 FAR) on two parcels, totaling 10.0-acres, located within the Fifth Supervisorial District,
6 The Pass Area Plan, the Cherry Valley Zoning District, and north of Cherry Valley
7 Boulevard, west of Mountain View Avenue, south of Vineland Street, and east of Nancy
8 Avenue, as shown on Exhibit 6 titled, "GPA00948 Proposed General Plan," a copy of
9 which is attached hereto and incorporated herein by reference. General Plan Amendment
10 No. 948 is associated with Environmental Assessment No. 41776, which was considered
11 concurrently with this amendment at the public hearings before the Planning Commission
12 and the Board of Supervisors. The Planning Commission recommended to the Board of
13 Supervisors approval of General Plan Amendment No. 948 on December 2, 2015,
14 approving Resolution No. 2015-028. The Board of Supervisors tentatively approved
15 General Plan Amendment No. 948 on February 2, 2016.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
17 this matter, both written and oral, including Environmental Assessment No. 41776, that:

- 18 1. The project site is located in The Pass Area Plan.
- 19 2. The Pass Area Plan Land Use Map establishes the extent, intensity, and location of
20 land uses within The Pass area.
- 21 3. General Plan Amendment No. 948 is a Foundation Component Amendment, which
22 was timely filed for the eight year General Plan review cycle.
- 23 4. The project site has an existing General Plan Land Use Designation of Rural
24 Community: Very Low Density Residential (RC:VLDR) (1-Acre Minimum).
- 25 5. General Plan Amendment No. 948 will result in changing the project site's Land
26 use Designation to Community Development: Commercial Retail (CD: CR) (0.20-
27 0.35 FAR), as shown on the Exhibit 6 titled, "GPA00948 Proposed General Plan,"
28 a copy of which is attached hereto and incorporated herein by reference.

- 1 6. The project site is surrounded by properties having a General Plan Land Use
2 Designation of Very Low Density Residential (VLDR) to the north and west, High
3 Density Residential (HDR) to the east, and Commercial Retail (CR) to the south.
- 4 7. The project site has an existing Zoning Classification of C-1/C-P (General
5 Commercial).
- 6 8. The project site is surrounded by properties having a Zoning Classification of R-A-
7 1 (Residential Agricultural) to the north, R-1 (One-Family Dwelling) and R-T
8 (Mobile Home Subdivisions and Mobile Home Parks) to the east, C-1/C-P (General
9 Commercial) to the south, and A-1-1 (Light Agriculture) to the west.
- 10 9. The project site is surrounded by single-family residential to the west, north, and
11 east, a mobile home park to the east, commercial uses to the south, and Beaumont
12 High School to the southeast.
- 13 10. General Plan Amendment No. 948 does not conflict with the Riverside County
14 Vision Statement or create an inconsistency. Specifically, the Population Growth
15 portion of the General Plan Vision Statement discusses the downsides of random
16 sprawl and focusing on where the growth and new development can be
17 accommodated. Changing the project site's General Plan Foundation Component to
18 Community Development will enable the site to be developed with a commercial
19 use, which will allow for a more appropriate framework of uses, consistent with
20 future development in the area. For this reason, this project is consistent with the
21 Riverside County Vision Statement and this General Plan Foundation Component
22 modification is justified.
- 23 11. General Plan Amendment No. 948 will not change or conflict with any principle set
24 forth in General Plan Appendix B. Specifically, this General Plan Amendment is
25 consistent with the following principles:
 - 26 a. The first principle is within the Community Design category – Maturing
27 Communities which states that The General Plan Vision acknowledges that
28 every community in the County is maturing in its own way, at its own pace,

1 and within its own context. Policies and programs should be tailored to
2 local needs in order to accommodate the particular level of anticipated
3 maturation in any given community. The community in which the project
4 site is located has been maturing over the years and changing from rural to
5 suburban. Some of the service commercial areas along the adjacent street
6 networks have been developed and will continue to be developed in
7 anticipation of future growth in the area.

8 b. The second principle is within the Community Design category –
9 Community Variety, Choice, and Balance which states that Communities
10 should range in location and type from urban to suburban to rural, and in
11 intensity from dense urban centers to small cities and towns to rural country
12 villages to ranches and farms. Low density residential development should
13 not be the predominant use or standard by which residential desirability is
14 determined. This project will result in a shift from residential to commercial
15 land use, in support of the existing growth in the area and anticipated future
16 trends.

17 As a result, this project does not conflict with any of the General Plan principles.

18 12. General Plan Amendment No. 948 will result in changing the site's Foundation
19 Component from Rural Community (RC) to Community Development (CD). Upon
20 this change, the Land Use Designation change to Commercial Retail (CR) (0.20-
21 0.35 FAR) will be consistent with the Community Development (CD) Foundation.
22 Once the Foundation is changed to Community Development (CD), no further
23 changes will be needed and there will not be any conflict with any Foundation
24 Component in the General Plan.

25 13. General Plan Amendment No. 948 has been reviewed in conjunction with each of
26 the Riverside County General Plan Elements, including Land Use, Circulation,
27 Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy
28 Communities, and Administration, and it has been determined that this project is in

1 conformance with the policies and objectives of each Element. As a result, this
2 project will not create an internal inconsistency among any of the General Plan
3 Elements.

4 14. General Plan Amendment No. 948 will contribute to achieving the General Plan
5 purposes in the following ways:

6 a. Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in
7 and promote the development of infill and underutilized parcels which are
8 located in the Community Development areas, as identified on the General
9 Plan Land Use Map." This General Plan will result in changing the project
10 site from residential to commercial. The location of the project site, adjacent
11 to a major vehicular corridor, is better suited to support commercial uses,
12 rather than residential. As a result, this change in Land Use will further the
13 General Plan's goals through enabling infill commercial development.

14 b. Policy LU 23.1 of the General Plan Land Use element states,
15 "Accommodate the development of commercial uses in areas appropriately
16 designated by the General Plan and Area Plan Land Use maps." This
17 General Plan Amendment will also result in a logical extension of the area's
18 existing commercial core, which fronts both Cherry Valley Boulevard and
19 also Beaumont Avenue.

20 15. New conditions or special circumstances were disclosed during the review process
21 that justify modifying the General Plan. Specifically, to the southeast of the project
22 site, the new Beaumont High School was constructed, and as a result of the new
23 high school, additional service commercial properties adjacent to the school are
24 needed in support of the areas growth and service needs. In addition, properties
25 immediately adjacent to a school are generally not conducive for residential, due to
26 the impacts of noise and traffic generated by the school. As a result of the new
27 school and potential impacts from the school itself, the surrounding Land Use
28

1 pattern is changing. As a result, this amendment is justified because of these new
2 circumstances.

3 16. General Plan Amendment No. 948 will not be detrimental to the public health,
4 safety, or welfare.

5 17. The findings of the Initial Study performed pursuant to Environmental Assessment
6 No. 41776, a copy of which is attached hereto, are incorporated herein by
7 reference. The Initial Study resulted in preparation of a Negative Declaration of
8 environmental effects and a determination that this General Plan Amendment
9 would not any potentially significant impacts and concluded that the project would
10 not have a significant effect on the environment.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Negative
12 Declaration for Environmental Assessment No. 41776 and **ADOPTS** General Plan Amendment No. 948,
13 as described herein and as shown on Exhibit 6 titled, "GPA00948 Proposed General Plan."

14 **H. General Plan Amendment No. 950:** A General Plan Amendment to change the project
15 site's General Plan Foundation Component from Rural Community (RC) to Community
16 Development (CD) and to change its General Plan Land Use Designation from Very Low
17 Density Residential (VLDR) (1-Acre Minimum) to Business Park (BP) (0.25-0.60 FAR)
18 on one parcel, totaling 4.54-acres, located within the First Supervisorial District, the Mead
19 Valley Area Plan, the North Perris Zoning area, and on the south side of Water Street,
20 north of Orange Avenue, east of Tobacco Road, and west of Harvill Avenue, as shown on
21 Exhibit 6 titled "CZ07830 GPA00950 Proposed General Plan," a copy of which is attached
22 hereto and incorporated herein by reference. General Plan Amendment No. 950 is
23 associated with Change of Zone No. 7830 and Environmental Assessment No. 41779,
24 which were considered concurrently with this amendment at the public hearings before the
25 Planning Commission and the Board of Supervisors. The Planning Commission
26 recommended to the Board of Supervisors approval of General Plan Amendment No. 950
27 on September 16, 2015, approving Resolution No. 2015-010. The Board of Supervisors
28 tentatively approved General Plan Amendment No. 950 on December 15, 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. 41779, that:

- 3 1. The project site is located in the Mead Valley Area Plan.
- 4 2. The Mead Valley Area Plan Land Use Map establishes the extent, intensity, and
5 location of land uses within the Mead Valley area.
- 6 3. General Plan Amendment 950 is Foundation Component Amendment, which was
7 timely filed for the eight year General Plan review cycle.
- 8 4. The project site has an existing General Plan Land Use Designation of Rural
9 Community: Very Low Density Residential (RC:VLDR) (1-Acre Minimum).
- 10 5. General Plan Amendment No. 950 will result in changing the project site's Land
11 Use Designation to Community Development: Business Park (CD:BP) (0.25-0.60
12 FAR), as shown on the Exhibit 6 titled, "CZ07830 GPA00950 Proposed General
13 Plan," which is attached hereto and incorporated herein by reference.
- 14 6. The project site is surrounded by properties having a General Plan Land Use
15 Designation of Business Park (BP) (0.25-0.60 FAR) to the north and east, Very
16 Low Density Residential (VLDR) (1-Acre Minimum) to the south, and Low
17 Density Residential (LDR) (Half-Acre Minimum) to the west.
- 18 7. The project site has an existing Zoning Classification of A-1-1 (Light Agriculture –
19 1-Acre Minimum).
- 20 8. The project site is surrounded by properties having a Zoned Classification of A-1-1
21 (Light Agriculture – 1-Acre Minimum) to the south, A-1 (Light Agriculture) to the
22 west, I-P (Industrial Park) to the north, and M-SC (Manufacturing-Service
23 Commercial) to the east.
- 24 9. The project site is surrounded by vacant land to the north, east and west, and large
25 lot, single family residential to the south.
- 26 10. General Plan Amendment No. 950 does not conflict with the Riverside County
27 Vision Statement or create an internal inconsistency. The County General Plan
28 Vision states that corridors are crucial for linking communities and that "many of

1 the corridors are recognized, not only as community links or buffers, but also as
2 unifying elements that reinforce a community.” The Business Park designation on
3 the project site furthers this goal by continuing the logical progression of Business
4 Park designations in this corridor toward the mountain and reducing incompatible
5 islands of residential in the area. The project also furthers the Jobs and the
6 Economy portion of the Riverside County Vision by adding more land that could
7 be used to improve the jobs/housing balance and expanding the potential for
8 employment in the high-tech industries that could utilize the Business Park
9 designation. For the reasons set forth above, General Plan Amendment No. 950
10 does not involve a change in or conflict with the Riverside County Vision and
11 conforms to the fundamental values stated in the Riverside County Vision.

12 11. General Plan Amendment No. 950 will not change or conflict with any principle set
13 forth in General Plan Appendix B of the General Plan. Specifically, this General
14 Plan Amendment is consistent with the following principles:

- 15 a. Specifically, Principle IV.A.3.c Ensuring a balance of jobs, housing and
16 services within communities. The proposed project will bring more balance
17 between jobs, housing, and services within this community by increasing
18 both, the number of jobs and potentially the amount of services.
- 19 b. Principle VII.D.3 Establish sufficient acreage of well distributed industrial
20 sites and business park uses, so that workers and employers have more
21 locational options in the County and, because of convenience, allow a
22 choice of making shorter commutes.

23 As a result, this project does not conflict with any of the General Plan principles.

24 12. General Plan Amendment No. 950 will result in changing the project site’s
25 Foundation Component from Rural Community (RC) to Community Development
26 (CD). Upon this change, the Land Use Designation change to Business Park (BP)
27 will be consistent with the Community Development (CD) Foundation. Once the
28 Foundation is changed to Community Development (CD), no further changes will

1 be needed and there will not be any conflict with any Foundation Component in the
2 General Plan.

3 13. General Plan Amendment No. 950 has been reviewed in conjunction with each of
4 the Riverside County General Plan Elements, including Land Use, Circulation,
5 Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy
6 Communities, and Administration, and it has been determined that this project is in
7 conformance with the policies and objectives of each Element. As a result, this
8 project will not create an internal inconsistency among any of the General Plan
9 Elements.

10 14. General Plan Amendment No. 950 would either contribute to the purposes of the
11 General Plan or, at a minimum would not be detrimental to them in the following
12 way:

13 a. Policy LU 7.8 of the General Plan Land Use Element states, "Stimulate
14 industrial/business-type clusters that facilitate competitive advantage in the
15 marketplace, provide attractive and well landscaped work environments,
16 and fit with the character of our varied communities." This project will
17 result in changing the project site to Business Park (BP) (0.25-0.60 FAR),
18 which will enable a future industrial development project to occur, in
19 support of the existing growth of industrial uses in the area and anticipated
20 future needs. Additionally, this change furthers the General Plan by
21 providing economic diversity in enabling a variety of uses for the area.

22 b. Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in
23 and promote the development of infill and underutilized parcels which are
24 located in the Community Development areas, as identified on the General
25 Plan Land Use Map." This General Plan Amendment will result in changing
26 the project site's Land Use to Business Park (BP) (0.25-0.60 FAR). The
27 location of the project site, adjacent to a major vehicular corridor and other
28 existing industrial uses, is better suited to support additional industrial uses,

1 rather than residential. As a result, this change in Land Use will further the
2 General Plan's goals though enabling infill industrial development.

3 15. New conditions or special circumstances were disclosed during the review process
4 that justify modifying the General Plan. The new condition relates to the shift of
5 available jobs to the citizens of Riverside County. With the proliferation of online
6 retail, the number brick and mortar retail stores/businesses have declined and in its
7 place a new economic paradigm has been created. Jobs are switching from the
8 traditional brick and mortar retail to fulfillment centers and related support services.
9 Also due to major shifts in energy policy, energy technology has been expanding,
10 anything from battery technology to bio-fuels. This change in energy policy is
11 creating small startup companies that desire to be in technology parks. The
12 addition of the project site to Mead Valley Business Expansion Center would create
13 an additional opportunity for residents of this area to have local jobs. Therefore,
14 this change justifies modifying the General Plan.

15 16. General Plan Amendment No. 950 will not be detrimental to the public health,
16 safety, or welfare.

17 17. The findings of the Initial Study performed pursuant to Environmental Assessment
18 No. 41779, a copy of which is attached hereto, are incorporated herein by
19 reference. The Initial Study resulted in preparation of a Negative Declaration of
20 environmental effects and a determination that this General Plan Amendment
21 would not have any potentially significant impacts and concluded that the project
22 would not have a significant effect on the environment.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Negative
24 Declaration for Environmental Assessment No. 41779 and **ADOPTS** General Plan Amendment No. 950,
25 as described herein and as shown on Exhibit 6 titled, "CZ07830 GPA00950 Proposed General Plan."

26 **I. General Plan Amendment No. 955:** A General Plan Amendment to change the project
27 site's General Plan Foundation Component from Rural (RUR) and Open Space (OS) to
28 Rural Community (RC) and to change its General Plan Land Use Designation from Rural

1 Residential (RR) (5-Acre Minimum) and Rural (RUR) (20-Acre Minimum) to Estate
2 Density Residential (EDR) (2-Acre Minimum) on 12 parcels, totaling 631.8 acres, located
3 within the Fourth Supervisorial District, the Western Coachella Valley Area Plan, the
4 Chuckawalla Zoning Area, and south of 28th Avenue, west of Sunny Rock Road, East of
5 Happy Valley Road, and North of 30th Avenue, as shown on Exhibit 6 titled “CZ07714
6 GPA00955 Proposed General Plan,” a copy of which is attached hereto and incorporated
7 herein by reference. General Plan Amendment No. 955 is associated with Change of Zone
8 No. 7714 and Environmental Assessment No. 41783, which were considered concurrently
9 with this amendment at the public hearings before the Planning Commission and the Board
10 of Supervisors. The Planning Commission recommended to the Board of Supervisors
11 approval of General Plan Amendment No. 995 on November 4, 2015, approving
12 Resolution No. 2015-14. The Board of Supervisors tentatively approved General Plan
13 Amendment No. 955 on January 26, 2016.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
15 this matter, both written and oral, including Environmental Assessment No. 41783, that:

- 16 1. The project site is located within the Western Coachella Valley Area Plan.
- 17 2. The Western Coachella Valley Area Plan Land Use Map establishes the extent,
18 intensity, and location of land uses within the Western Coachella Valley area.
- 19 3. General Plan Amendment No. 955 is a Foundation Component Amendment, which
20 was timely filed for the eight year General Plan review cycle.
- 21 4. The project site has an existing General Plan Land Use Designation of Rural: Rural
22 Residential (RUR:RR) (5-Acre Minimum) and Open-Space: Rural (OS:RUR) (20-
23 Acre Minimum).
- 24 5. General Plan Amendment No. 955 will result in changing the project site’s Land
25 Use Designation to Rural Community: Estate Density Residential (RC:EDR) (2-
26 Acre Minimum), as shown on the Exhibit 6 titled, “CZ07714 GPA00955 Proposed
27 General Plan,” a copy of which is attached hereto and incorporated herein by
28 reference.

- 1 6. The project site is surrounded by properties having a General Plan Land Use
2 Designation of Rural Residential (RR) (5-Acre Minimum) to the west and south
3 and Conservation Habitat (CH) to the north and east.
- 4 7. The project site has an existing Zoning Classification of W-2-40 and W-2-140
5 (Controlled Development 40-Acre and 140-Acre Minimum).
- 6 8. The project site is surrounded by properties having a Zoning Classification of W-2-
7 10 (Controlled Development) to the west and south and NA (Natural Assets) to the
8 north and east.
- 9 9. The project site is surrounded by vacant land to the north and east, with residential
10 to the west and south.
- 11 10. General Plan Amendment No. 955 does not conflict with the Riverside County
12 Vision Statement or create an internal inconsistency. Specifically, the Population
13 Growth portion of the Vision Statement discusses the downsides of random sprawl,
14 focusing on where the growth and new development along existing corridors
15 should occur. Additionally, the Population Growth section states the following:
16 "New growth patterns no longer reflect a pattern of random sprawl. Rather, they
17 follow a framework of transportation and open space corridors, with concentrations
18 of development that fit into that framework. In other words, important open space
19 and transportation corridors define growth areas." This project site is located
20 adjacent to Dillon Road, the primary transportation corridor through the area.
21 Furthermore, the site is located adjacent to existing residential development to the
22 west and south. This project will result in contributing to the managed expansion of
23 residential development, under a future project, concentrating the growth in a fixed
24 area, rather than a random, sprawling, and unrelated site. For these reasons, this
25 project is consistent with the Riverside County Vision Statement and this
26 amendment is justified.

1 11. General Plan Amendment No. 955 will not change or conflict with any principle set
2 forth in General Plan Appendix B. Specifically, this General Plan Amendment is
3 consistent with the following principles:

4 a. The first principal is within Community Development – Housing Element:
5 "We recommend a program of innovative planning combined with effective
6 incentives for those housing types and community forms which are most
7 efficient in land consumption and extension of infrastructure and are
8 adaptive to transit. We further recommend incentives to promote the
9 conversion of existing legal parcels that are currently configured in
10 inefficient lotting patterns to more efficient configurations, through such
11 mechanisms as density transfer and clustering." This project will result in a
12 Land Use Amendment to Estate Density Residential ("EDR") (2-acre lot
13 minimum) on 638.1-acres of vacant land, situated between two existing
14 developed residential tracts to the west and south. The existing
15 configuration of the project site contains large, oddly shaped, legal parcels,
16 not conducive for supporting residential development. This land use change
17 will enable a future subdivision for efficiently organized residential lots,
18 which can tie into and extend the existing infrastructure to the west and
19 south.

20 b. The second principal is within Community Design – Community Variety,
21 Choice, and Balance: "Communities should range in location and type from
22 urban to suburban to rural, and in intensity from dense urban centers to
23 small cities and towns to rural country villages to ranches and farms. Low
24 density residential development should not be the predominant use or
25 standard by which residential desirability is determined." This project will
26 result in a shift from a 5-acre lot minimum to a 2-acre lot minimum. These
27 relatively smaller lot sizes will provide for a variation within the project site
28 area, which is consistent with the General Plan policy to provide for a range

1 of residential products and lot sizes. Although the lots are smaller, they are
2 still large enough to be compatible with the overall rural character of the
3 area and the underlying zoning classification will continue to support
4 residential ancillary uses typically associated with rural development, such
5 as limited animal keeping and farming.

6 As a result, this project does not conflict with any of the General Plan principles.

7 12. General Plan Amendment No. 955 will result in changing the project site's
8 Foundation Component from Rural (RUR) and Open Space (OS) to Rural
9 Community (RC). Upon this change, the Land Use Designation change to Estate
10 Density Residential (EDR) will be consistent with the Rural Community (RC)
11 Foundation. Once the Foundation is changed to Rural Community (RC), no further
12 changes will be needed and there will not be any conflict with any Foundation
13 Component in the General Plan.

14 13. General Plan Amendment No. 955 has been reviewed in conjunction with each of
15 the Riverside County General Plan Elements, including Land Use, Circulation,
16 Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy
17 Communities, and Administration, and it has been determined that this project is in
18 conformance with the policies and objectives of each Element. As a result, this
19 project will not create an internal inconsistency among any of the General Plan
20 Elements.

21 14. General Plan Amendment No. 955 would either contribute to the purposes of the
22 General Plan or, at a minimum, would not be detrimental to them in the following
23 ways:

24 a. Policy LU 7.1 states, "Accommodate the development of a balance of land
25 uses that maintain and enhance the County's fiscal viability, economic
26 diversity, and environmental integrity." This balance of land uses is
27 achieved through the ongoing adaptation of the General Plan's Land Use,
28 where appropriate, to meet the market's changing needs. Providing a variety

1 of residential lot sizes will contribute to the long-term supply of housing
2 stock and will ensure that residents are afforded more options in a variety of
3 locations.

4 b. Policy LU 8.5 states, "In conjunction with the CEQA process, evaluate the
5 potential for residential projects not located within existing parks and
6 recreation districts of CSAs that provide for neighborhood and community
7 park development and maintenance to be annexed into such districts or
8 CSAs, and require such annexation where appropriate and feasible." The
9 project site is located between two existing, developed communities to the
10 west and south. Both developed communities are within County Service
11 Area of Indio Hills (#105); however, the project site is not. The project site
12 will be annexed into the CSA, which will further contribute to the long-term
13 maintenance of the area as a whole.

14 15. New conditions or special circumstances were disclosed during the review process
15 that justify modifying the General Plan. Specifically, there has been an ongoing
16 pattern of residential development in the vicinity. In recognition of the need for
17 new housing and in support of future development in the area, the project site will
18 be annexed into the Community Service Area ("CSA") of Indio Hills (#105). The
19 project site is located adjacent to CSA #105 on the west and south, but is not
20 currently a part of it. Annexation into the CSA will establish a commitment for
21 certain maintenance of roads and infrastructure throughout the project site, upon
22 future build-out. This represents a new circumstance, as it demonstrates
23 anticipation of new development for the area and is a justification for this
24 amendment.

25 16. General Plan Amendment No. 955 will not be detrimental to the public health,
26 safety, or welfare.

27 17. The findings of the Initial Study performed pursuant to Environmental Assessment
28 No. 41783, a copy of which is attached hereto, are incorporated herein by

1 reference. The Initial Study resulted in preparation of a Negative Declaration of
2 environmental effects and a determination that this General Plan Amendment
3 would not have any potentially significant impacts and concluded that the project
4 would not have a significant effect on the environment.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Negative
6 Declaration for Environmental Assessment No. 41783 and **ADOPTS** General Plan Amendment No. 955,
7 as described herein and as shown on Exhibit 6 titled, "CZ07714 GPA00955 Proposed General Plan."

8 **J. General Plan Amendment No. 973:** A General Plan Amendment to change the project
9 site's General Plan Foundation Component from Rural Community (RC) to Community
10 Development (CD) and to change its General Plan Land Use Designation from Estate
11 Density Residential (EDR) (2-Acre Minimum) to Business Park (BP) (0.25-0.60 FAR) on
12 10 parcels, totaling 151.47-acres, located within the Third Supervisorial District, the
13 Harvest Valley/Winchester Area Plan, the Hemet-San Jacinto Zoning District, and on the
14 south side of Stowe road, north of Marvin Hull road, east of El Callado, and west of
15 California Avenue, as shown on Exhibit 6 titled, "CZ07855 GPA00973 Proposed General
16 Plan," a copy of which is attached hereto and incorporated herein by reference. General
17 Plan Amendment No. 973 is associated with Change of Zone No. 7855 and Environmental
18 Assessment No. 41802, which were considered concurrently with this amendment at the
19 public hearings before the Planning Commission and the Board of Supervisors. The
20 Planning Commission recommended to the Board of Supervisors approval of General Plan
21 Amendment No. 973 on June 17, 2015, approving Resolution No. 2015-001. The Board of
22 Supervisors tentatively approved General Plan Amendment No. 973 on March 8, 2016.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
24 this matter, both written and oral, including Environmental Assessment No. 41802, that:

- 25 1. The project site is located within the Harvest Valley/Winchester Area Plan.
- 26 2. The Harvest Valley/Winchester Area Plan Land Use Map establishes the extent,
27 intensity, and location of land uses within the Harvest Valley/Winchester area.

- 1 3. General Plan Amendment No. 973 is a Foundation Component Amendment, which
2 was timely filed for the eight year General Plan review cycle.
- 3 4. The project site has an existing General Plan Land Use Designation of Rural
4 Community: Estate Density Residential (RC: EDR) (2-Acre Minimum).
- 5 5. General Plan Amendment No. 973 will result in changing the project site's Land
6 Use Designation to Community Development: Business Park (CD:BP) (0.25-0.60
7 FAR).
- 8 6. The project site is surrounded by properties having a General Plan Land Use
9 Designation of Estate Density Residential (EDR) (2-Acre Minimum) to the north,
10 east, and south, and Rural Residential (RR) (5-Acre Minimum) to the west.
- 11 7. The project site has an existing Zoning Classification of A-2-10 (Heavy
12 Agriculture, 10-Acre Minimum).
- 13 8. The project site is surrounded by properties having a Zoning Classification of A-1-
14 2.5 (Light Agriculture, 2.5-Acre Minimum) and A-2-10 (Heavy Agriculture, 10-
15 Acre Minimum) to the north, A-2-10 (Heavy Agriculture, 10-Acre Minimum) to
16 the south, W-2-M-2.5 (Controlled Development Area Mobile Homes) to the east,
17 and A-1-5 (Light Agriculture, 5-Acre Minimum) and R-R (Rural Residential) to the
18 west.
- 19 9. The project site is surrounded by large lot, single family homes, agriculture, and
20 vacant land.
- 21 10. General Plan Amendment No. 973 does not conflict with the Riverside County
22 Vision Statement or create an internal inconsistency. The project furthers the
23 Riverside County Vision for Livable Centers by breaking the residential
24 homogeneity of the area and thus providing a variety of uses. The project also
25 furthers the Riverside County Vision for Employment by providing the potential
26 for a variety of employment opportunities for the project site. For the reasons set
27 forth above, General Plan Amendment No. 973 does not involve a change in or
28

1 conflict with the Riverside County Vision and conforms to the fundamental values
2 stated in the Riverside County Vision.

3 11. General Plan Amendment No. 973 will not change or conflict with any principle set
4 forth in General Plan Appendix B. Specifically, this General Plan Amendment is
5 consistent with the following principles:

6 a. The project furthers Riverside County General plan principles for regional
7 issues by cooperating regionally with the visions of both the City of Hemet
8 and the Town of Winchester for the project site.

9 b. The project also furthers the Riverside County General Plan principles for
10 Community Variety, Choice and Balance by changing the designation to
11 Business Park thus creating the potential for additional jobs which would
12 increase the job to home ration and improve the community. The Land and
13 Development Activity principle to “establish sufficient acreage of well
14 distributed industrial sites and business park uses, so that workers and
15 employers have more locational options in the County and, because of
16 convenience, allow a choice of making shorter commutes” is also supported
17 by the proposed amendment.

18 As a result, this project does not conflict with any of the General Plan principles.

19 12. General Plan Amendment No. 973 will result in changing the project site’s
20 Foundation Component from Rural Community (RC) to Community Development
21 (CD). Upon this change, the Land Use Designation change to Business Park will be
22 consistent with the Community Development (CD) Foundation. Once the
23 Foundation is changed to Community Development, no further changes will be
24 needed and there will not be any conflict with any Foundation Component
25 Designation in the General Plan.

26 13. General Plan Amendment No. 973 has been reviewed in conjunction with each of
27 the Riverside County General Plan Elements, including Land Use, Circulation,
28 Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy

1 Communities, and Administration, and it has been determined that this project is in
2 conformance with the policies and objectives of each Element. As a result, this
3 project will not create an internal inconsistency among any of the General Plan
4 Elements.

5 14. General Plan Amendment No. 973 would either contribute to the purposes of the
6 General Plan or, at a minimum, would not be detrimental to them in the following
7 way:

8 a. This amendment is not detrimental because the proposed amendment
9 conforms to the Land Use Concept for the Harvest Valley/Winchester Area
10 Plan which depicts a shift from the existing rural character to a more
11 urban/suburban/rural mix focused around unique cores.

12 b. Policy LU 7.8 of the General Plan Land Use Element states, "Stimulate
13 industrial/business-type clusters that facilitate competitive advantage in the
14 marketplace, provide attractive and well landscaped work environments,
15 and fit with the character of our varied communities." This project will
16 result in changing the site to Business Park (BP) (0.25-0.60 FAR), which
17 will enable industrial development to occur, in support of the existing
18 growth of industrial uses in the area and anticipated future needs.
19 Additionally, this change furthers the General Plan by providing economic
20 diversity in enabling a variety of uses for the area.

21 15. New conditions or special circumstances were disclosed during the review process
22 that justify modifying the General Plan. Specifically, Highway 79 will be realigned
23 and create impacts to the surrounding land uses. The special circumstance is that
24 the realignment will create a corridor where one did not exist before, and would
25 create an opportunity of residents of this area to have local jobs since an
26 insufficient number of Business Park acres exist in the area as reflected in both the
27 city of Hemet General Plan and the Community of Winchester Community Plan.
28 This change justifies modifying the General Plan.

1 16. General Plan Amendment No. 973 will not be detrimental to the public health,
2 safety, or welfare.

3 17. The findings of the Initial Study performed pursuant to Environmental Assessment
4 No. 41802, a copy of which is attached hereto, are incorporated herein by
5 reference. The Initial Study resulted in preparation of a Negative Declaration of
6 environmental effects and a determination that this General Plan Amendment
7 would not have any potentially significant impacts and concluded the project would
8 not have a significant effect on the environment.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Negative
10 Declaration for Environmental Assessment No. 41802 and **ADOPTS** General Plan Amendment No. 973,
11 as described herein and as shown on Exhibit 6 titled, "CZ07855 GPA00973 Proposed General Plan."

12 **K. General Plan Amendment No. 983:** A General Plan Amendment to change the project
13 site's General Plan Foundation Component from Open Space (OS) to Community
14 Development (CD) and to change its General Plan Land Use Designation from
15 Conservation (C) to Commercial Retail (CR) (0.20-0.35 FAR) on three parcels, totaling
16 3.34 acres, located within the Third Supervisorial District, the San Jacinto Valley Area
17 Plan, the Valle Vista Zoning District, and northeast of Ramona Expressway, south of
18 Mountain Avenue, and west of Cedar Avenue, as shown on Exhibit 6 titled, "CZ07875
19 GPA00983 Proposed General Plan," a copy of which is attached hereto and incorporated
20 herein by reference. General Plan Amendment No. 983 is associated with Change of Zone
21 No. 7875 and Environmental Assessment No. 41810, which were considered concurrently
22 with this amendment at the public hearings before the Planning Commission and the Board
23 of Supervisors. The Planning Commission recommended to the Board of Supervisors
24 approval of General Plan Amendment No. 983 on November 4, 2015, approving
25 Resolution No. 2015-017. The Board of Supervisors tentatively approved General Plan
26 Amendment No. 983 on January 26, 2016.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
28 this matter, both written and oral, including Environmental Assessment No. 41810, that:

1. The project site is located within the San Jacinto Valley Area Plan.
2. The San Jacinto Valley Area Plan Land Use Map establishes the extent, intensity, and location of land uses within the San Jacinto Valley area.
3. General Plan Amendment No. 983 is a Foundation Component Amendment, which was timely filed for the eight year General Plan review cycle.
4. The project site has an existing General Plan Land Use Designation of Open Space: Conservation (OS:C).
5. General Plan Amendment No. 983 will result in changing the project site's Land Use Designation to Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR), as shown on Exhibit 6 titled "CZ07875 GPA00983 Proposed General Plan," a copy of which is attached hereto and incorporated herein by reference.
6. The project site is surrounded by properties having a General Plan Land Use Designation of Medium Density Residential (MDR) to the south, Open Space (OS) to the east, Medium High Density Residential (MHDR) to the north, and the City of Hemet to the west.
7. The project site has an existing Zoning Classification of A-1-5 (Light Agriculture, 5-Acre Minimum).
8. The project site is surrounded by properties having a Zoning Classification of R-1 (One Family Dwellings) to the south, A-1-5 (Light Agriculture, 5-Acre Minimum) to the east, R-T (Mobile Home Subdivision) to the north, and the City of Hemet to the west.
9. The project site is surrounded by vacant land to the south and east, a mobile home park to the north, and single-family residential to the west.
10. General Plan Amendment No. 983 does not conflict with the Riverside County Vision Statement or create an internal inconsistency. Specifically, the Jobs and the Economy portion of the General Plan Vision Statement says, "Economic development coalitions at several levels are active partners in implementing the County Plan through their involvement in stimulating new business development.

1 This has resulted in new and expanded clusters of business activities, aided in part
2 through cooperation with university and college research and development
3 programs.” Disposition of County owned land for purpose of infill development,
4 will create an opportunity for a potential future commercial activity and possible
5 creation of new jobs on the project site, benefitting the community as a whole.
6 Additionally, the Financial Realities portion of the Vision Statement says, “The
7 County has a reputation for being unusually creative in gaining leverage out of
8 limited funds by using them as seed money to attract larger investments in
9 community facilities and programs, to obtain public and private grants, and
10 stimulate investment participation by the private sector.” As a result of establishing
11 a partnership with the private sector through land disposition, the County was able
12 to work towards achieving a consolidated development footprint, which otherwise
13 would have resulted in remainder parcels, which would be difficult to develop. For
14 these reasons, this project is consistent with the Riverside County Vision Statement
15 and this General Plan Foundation Component change is justified.

16 11. General Plan Amendment No. 983 will not change or conflict with any principle set
17 forth in General Plan Appendix B. Specifically, this General Plan Amendment is
18 consistent with the following principle:

- 19 a. This principle is within the Community Design category – Community
20 Variety, Choice, and Balance: "Communities should range in location and
21 type from urban to suburban to rural, and in intensity from dense urban
22 centers to small cities and towns to rural country villages to ranches and
23 farms. Low density residential development should not be the predominant
24 use or standard by which residential desirability is determined. - Each of the
25 following should be considered, in no order of priority, as appropriate types
26 of urban form and development: Infill development and redevelopment"
27 This project will result in a land use change from Open Space to a
28

1 commercial land use, in support of the existing growth in the area and
2 anticipated future trends.

3 As a result, this project does not conflict with any of the General Plan principles.

4 12. General Plan Amendment No. 983 will result in changing the project site's
5 Foundation Component from Open Space (OS) to Community Development (CD).
6 Upon this change, the Land Use Designation change to Commercial Retail (CR)
7 will be consistent with the Community Development (CD) Foundation. Once the
8 Foundation is changed to Community Development (CD), no further changes will
9 be needed and there will not be any conflict with any Foundation Component in the
10 General Plan.

11 13. General Plan Amendment No. 983 has been reviewed in conjunction with each of
12 the Riverside County General Plan Elements, including Land Use, Circulation,
13 Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy
14 Communities, and Administration, and it has been determined that this project is in
15 conformance with the policies and objectives of each Element. As a result, this
16 project will not create an internal inconsistency among any of the General Plan
17 Elements.

18 14. General Plan Amendment No. 983 would either contribute to the purposes of the
19 General Plan or, at a minimum, would not be detrimental to them in the following
20 ways:

21 a. Policy LU 3.1(b) of the General Plan Land Use element states, "Assist in
22 and promote the development of infill and underutilized parcels which are
23 located in the Community Development areas, as identified on the General
24 Plan Land Use Map." This General Plan Amendment will result in changing
25 the project site from Open Space to a more appropriate commercial
26 designation. The location of the project site, adjacent to a major vehicular
27 corridor, is better suited to support commercial uses. As a result, this
28

1 Amendment will further the General Plan's goals though enabling infill
2 commercial development of an underutilized property.

3 b. Policy LU 23.1 of the General Plan Land Use element states,
4 "Accommodate the development of commercial uses in areas appropriately
5 designated by the General Plan and Area Plan Land Use maps." The project
6 site has a land use designation of Open Space; however, there is an existing
7 single family home onsite. The site is underutilized and additional homes
8 could be constructed; however, a residential use is not appropriate due to
9 access issues and the uncommon configuration of the site. As a result, the
10 project site is more appropriate for use as commercial.

11 15. New conditions or special circumstances were disclosed during the review process
12 that justify modifying the General Plan. Specifically, the project site contains a
13 single family home, but the site is not conducive to support further residential
14 development due to potential access issues from Ramona Expressway and the
15 uncommon configuration of the lots. Furthermore, the site is does not support any
16 native habitat nor contribute to any corridor linkages, pursuant to the HANS
17 determination. The property has no value as conservation or habitat, as it has been
18 previously substantially disturbed. The County of Riverside's Economic
19 Development Agency ("EDA") previously owned two of the three lots associated
20 with this project, which have now been acquired by the applicant. The applicant
21 was able to consolidate an additional acre of property into the overall site, resulting
22 in a slightly larger project area. The fact that the site has been previously disturbed
23 and has no value for conservation or a Land Use Designation of Open Space, this
24 amendment is appropriate.

25 16. General Plan Amendment No. 983 will not be detrimental to the public health,
26 safety, or welfare.

27 17. The findings of the Initial Study performed pursuant to Environmental Assessment
28 No. 41810, a copy of which is attached hereto, are incorporated herein by

1 reference. The Initial Study resulted in preparation of a Negative Declaration of
2 environmental effects and a determination that this General Plan Amendment
3 would not have any potentially significant impacts and concluded that the project
4 would not have a significant effect on the environment.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Negative
6 Declaration for Environmental Assessment No. 41810 and **ADOPTS** General Plan Amendment No. 983,
7 as described herein and as shown on Exhibit 6 titled "CZ07875 GPA00983 Proposed General Plan."

8 **L. General Plan Amendment No. 985:** A General Plan Amendment to change the project
9 site's General Plan Foundation Component from Open Space (OS) to Community
10 Development (CD) and to change its General Plan Land Use Designation from
11 Conservation (C) to Medium High Density Residential (MHDR) (5-8 DU/AC) on one
12 parcel, totaling 1.87-acres, located within the First Supervisorial District, the Elsinore Area
13 Plan, the Lakeland Village Zoning District, and west of Lucerne Street, north of Grand
14 Avenue, east of Russell Street, and south of Como Street, as shown on Exhibit 6 titled,
15 "GPA00985 Proposed General Plan," a copy of which is attached hereto and incorporated
16 herein by reference. General Plan Amendment No. 985 is associated with Environmental
17 Assessment No. 41815, which was considered concurrently with this amendment at the
18 public hearings before the Planning Commission and the Board of Supervisors. The
19 Planning Commission recommended to the Board of Supervisors, approval of General Plan
20 Amendment No. 985 on December 2, 2015, approving Resolution No. 2015-027. The
21 Board of Supervisors tentatively approved General Plan Amendment No. 985 on March 8,
22 2016.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
24 this matter, both written and oral, including Environmental Assessment No. 41815, that:

- 25 1. The project site is located in the Elsinore Area Plan.
- 26 2. The Elsinore Area Plan Land Use Map establishes the extent, intensity, and
27 location of land uses within the Elsinore area.

- 1 3. General Plan Amendment No. 985 is a Foundation Component Amendment, which
2 was timely filed for the eight year General Plan review cycle.
- 3 4. The project site has an existing General Plan Land Use Designation of Open Space:
4 Conservation (OS:C).
- 5 5. General Plan Amendment No. 985 will result in changing the project site's Land
6 Use Designation to Community Development: Medium High Density Residential
7 (CD: MHDR) (5-8 DU/AC), as shown on the Exhibit 6 titled, "GPA00985
8 Proposed General Plan," a copy of which is attached hereto and incorporated herein
9 by reference.
- 10 6. The project site is surrounded by properties having a General Plan Land Use
11 Designation of Medium High Density Residential (MHDR) (5-8 DU/AC) to the
12 north and west, Medium Density Residential (MDR) (2-5 DU/AC) to the south, and
13 Conservation (C) to the east.
- 14 7. The project site has an existing Zoning Classification of W-1 (Watercourse,
15 Watershed, and Conservation Areas).
- 16 8. The project site is surrounded by properties having a Zoned Classification of R-D
17 (Regulated Development Areas) to the north and west, R-3 (General Residential) to
18 the south, and W-1 Watercourse, Watershed, and Conservation Areas) to the east.
- 19 9. The project site is surrounded by vacant land and single-family residential.
- 20 10. General Plan Amendment No. 985 does not conflict with the Riverside County
21 Vision Statement or create an internal inconsistency. Specifically, the Integration
22 portion of the General Plan Vision Statement says, "Is flexible so that it can be
23 adjusted to accommodate future circumstances, yet provides a solid foundation of
24 stability so that basic ingredients in the plan are not sacrificed." The area to the
25 north of the project site has a land use designation of Medium High Density
26 Residential. This Foundation Component change is a proposal to change to
27 Community Development in order to change the site's land use to a matching and
28 compatible land use of Medium High Density Residential. The proposed

1 amendment is also consistent with the Population Growth portion of the Vision
2 Statement regarding the downsides of random sprawl and focusing growth and new
3 development along existing corridors. The Policy states “New growth patterns no
4 longer reflect a pattern of random sprawl. Rather, they follow a framework or
5 transportation and open space corridors, with concentrations of development that fit
6 into that framework. In other words, important open space and transportation
7 corridors define growth areas”. This project site is located northeast of Grand
8 Avenue, the primary transportation corridor through the area. Furthermore, the site
9 is located adjacent to existing residential development to the west, south, and east.
10 This project will contribute to the managed expansion of residential development
11 and concentrate growth in a fixed area, rather than in a random, sprawling, and
12 unrelated site. For these reasons, this project is consistent with the Riverside
13 County Vision Statement and this amendment is justified.

14 11. General Plan Amendment No. 985 will not change or conflict with any principle set
15 forth in General Plan Appendix B. Specifically, this General Plan Amendment is
16 consistent with the following principles:

17 a. The first principle is within the Economic Development Principles category
18 – Land and Development Activity which encourages focusing on
19 availability of vacant, developable land that can accommodate a variety of
20 economic enterprises. The project site is currently vacant land, situated
21 between existing developed residential properties to the east and west.
22 Development of the site with residential under a future implementing
23 project will be consistent with the surrounding developments and uses.

24 b. The second principle is within the Community Design Principles category –
25 Community Variety, Choice and Balance, which states, “It is the intent of
26 the General Plan to foster variety and choice in community development,
27 particularly in the choice and opportunity for housing in various styles, of
28 various densities, of a wide range of prices and accommodating a range of

1 life styles in equally diverse community settings, emphasizing compact and
2 higher density choices.” This General Plan Land Use Amendment will
3 result in changing the site to Medium High Density Residential (MHDR),
4 which is a consistent land use with the properties to the north, yet different
5 than the Medium Density Residential (MDR) to the south or Low Density
6 Residential (LDR) to the east. This change provides another option in
7 housing choices and meets the intent of this Policy.

8 As a result, this project does not conflict with any of the General Plan principles.

9 12. General Plan Amendment No. 985 will change the Foundation Component
10 Designation from Open Space to Community Development. Upon this change, the
11 land use designation change to Medium High Density Residential (MHDR) is
12 consistent with the Community Development Foundation. Once the foundation
13 changes to Community Development, no further changes will be needed and
14 therefore there will not be any conflict with any Foundation Component
15 Designation in the General Plan.

16 13. General Plan Amendment No. 985 has been reviewed in conjunction with each of
17 the Riverside County General Plan Elements, including Land Use, Circulation,
18 Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy
19 Communities, and Administration, and it has been determined that this project is in
20 conformance with the policies and objectives of each Element. As a result, this
21 project will not create an internal inconsistency among any of the General Plan
22 Elements.

23 14. General Plan Amendment No. 985 will contribute to achieving the General Plan
24 purposes in the following ways:

25 a. Policy LU 2.1 of the General Plan Land Use Element states, “Provide for a
26 broad range of land uses, intensities, and densities, including a range of
27 residential, commercial, business, industry, open space, recreation, and
28 public facilities uses.” This General Plan Amendment will result in a logical

1 extension of the existing Medium High Density Residential properties to the
2 north of the project. However, the properties to the south have a Land Use
3 Designation of Medium Density Residential (MDR) and properties to the
4 east have a Low Density Residential (LDR) land use designation. This
5 change in the site's land use will further the General Plan's goals by
6 encouraging land use diversity in the surrounding community.

7 b. Policy LU 7.1 of the General Plan Land Use Element states, "Accommodate
8 the development of a balance of land uses that maintain and enhance the
9 County's fiscal viability, economic diversity, and environmental integrity."
10 This proposed amendment will enable the site to be developed at a higher
11 residential density, providing for a greater choice of residential products in
12 the area. The amendment is a reasonable change and contributes to the
13 purposes of the General plan.

14 15. New conditions or special circumstances were disclosed during the review process
15 that justify modifying the General Plan. The project site is located within the Lake
16 Elsinore Environs Policy Area, a flood prone area, limiting development within the
17 100-year flood plain (also referred to as "Special Flood Hazard Area"). However,
18 portions of the Lake Elsinore Management Plan have been implemented, which
19 restructures the boundaries of the lake to prevent flooding, minimize evaporation,
20 and stabilize the water level. Furthermore, preliminary grading studies, which show
21 through importation of material, the project site could be adequately elevated above
22 the Special Flood Hazard Area, resulting in removal from the FEMA map's
23 potential flooding area. These ongoing flood control improvements, as well as the
24 use of imported material to raise the grade to appropriate levels, are anticipated to
25 shift the project site above the Special Flood Hazard Area. This new circumstance
26 justifies a General Plan Foundation Component change.

27 16. General Plan Amendment No. 985 will not be detrimental to the public health,
28 safety, or welfare.

1 17. The findings of the Initial Study performed pursuant to Environmental Assessment
2 No. 41815, a copy of which is attached hereto, are incorporated herein by
3 reference. The Initial Study resulted in preparation of a Negative Declaration of
4 environmental effects and determination that this General Plan Amendment would
5 not have any potentially significant impacts and concluded that the project would
6 not have any significant effect on the environment.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Negative
8 Declaration for Environmental Assessment No. 41815 and **ADOPTS** General Plan Amendment No. 985,
9 as described herein and as shown on Exhibit 6 titled, "GPA00985 Proposed General Plan."

10 **M. General Plan Amendment No. 988:** A General Plan Amendment to change the project
11 site's General Plan Foundation Component from Open Space (OS) to Rural (RUR) and to
12 change its General Plan Land Use Designation from Rural (RUR) (20-Acre Minimum) to
13 Rural Residential (RR) (5-Acre Minimum) on one parcel, totaling 25.7-acres, located
14 within the First Supervisorial District, the Elsinore Area Plan, the Cleveland Zoning Area,
15 and southwest of the City of Wildomar, west of Calle de Lobo, north of Saint Gallen Way,
16 and south of the Cleveland National Forest, as shown on Exhibit 6 titled, "GPA00988
17 Proposed General Plan," a copy of which is attached hereto and incorporated herein by
18 reference. General Plan Amendment No. 988 is associated with Environmental Assessment
19 No. 41818, which was considered concurrently with this amendment at the public hearings
20 before the Planning Commission and the Board of Supervisors. The Planning Commission
21 recommended to the Board of Supervisors approval of General Plan Amendment No. 988
22 on December 2, 2015, approving Resolution No. 2015-023. The Board of Supervisors
23 tentatively approved General Plan Amendment No. 988 on March 8, 2016.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
25 this matter, both written and oral, including Environmental Assessment No. 41818, that:

- 26 1. The project site is located in the Elsinore Area Plan.
- 27 2. The Elsinore Area Plan Land Use Map establishes the extent, intensity, and
28 location of land uses within the Elsinore area.

- 1 3. General Plan Amendment No. 988 is a Foundation Component Amendment, which
2 was timely filed for the eight year General Plan review cycle.
- 3 4. The project site has an existing General Plan Land Use Designation of Open Space:
4 Rural (OS: RUR) (20-Acre Minimum).
- 5 5. General Plan Amendment No. 988 will result in changing the project site's Land
6 Use Designation to Rural: Rural Residential (RUR:RR) (5-Acre Minimum), as
7 shown on Exhibit 6 titled, "GPA00988 Proposed General Plan."
- 8 6. The project site is surrounded by properties having a General Plan Land Use
9 Designation of Conservation Habitat (CH) to the north and west, Rural (RUR) (20-
10 Acre Minimum) to the east, and Rural Residential (RR) (5-Acre Minimum) to the
11 south.
- 12 7. The project site has an existing Zoning Classification of R-R (Rural Residential).
- 13 8. The site is surrounded by properties having a Zoning Classification of R-R (Rural
14 Residential) to the north, south, east, and west.
- 15 9. The project site is surrounded by vacant land to the north and west, and single-
16 family residential to the south and east.
- 17 10. General Plan Amendment No. 988 does not conflict with the Riverside County
18 Vision Statement or create an internal inconsistency. Specifically, the Population
19 Growth section of the General Plan Vision Statement says, "Population growth
20 continues and is focused where it can best be accommodated." Furthermore, the
21 Population Growth section states, "New growth patterns no longer reflect a pattern
22 of random sprawl. Rather, they follow a framework of transportation and open
23 space corridors, with concentrations of development that fit into that framework. In
24 other words, important open space and transportation corridors define growth
25 areas." The project site is adjacent to existing developed single family residential to
26 the south and east. Development of the project site is a logical and compatible
27 extension to the existing residential development in the area. This is not a stand-
28 alone, isolated area, whereby new development would exasperate sprawl. Based

1 upon the existing utility and street infrastructure in the area, which the project site
2 could easily tie into, the site can accommodate new housing. For these reasons, this
3 project is consistent with the Riverside County Vision Statement and this General
4 Plan Foundation Component change is justified.

5 11. General Plan Amendment No. 988 will not change or conflict with any principle set
6 forth in General Plan Appendix B. Specifically, this General Plan Amendment is
7 consistent with the following principles:

8 a. The first principle is within the Community Development category –
9 Maturing Communities which states that the General Plan Vision
10 acknowledges that every community in the County is maturing in its own
11 way, at its own pace, and within its own context. Policies and programs
12 should be tailored to local needs in order to accommodate the particular
13 level of anticipated maturation in any given community. The project site is
14 adjacent to the La Cresta area, which is an expanding rural residential
15 community. This application furthers this principle by contributing to the
16 managed and responsible growth of the area, with a compatible residential
17 product, that will complement the other existing residential development in
18 the area.

19 b. The second principle is within the Community Design Principles category –
20 Community Variety, Choice and Balance, which states, “Communities
21 should range in location and type from urban to suburban to rural, and in
22 intensity from dense urban centers to small cities and towns to rural country
23 villages to ranches and farms. Low density residential development should
24 not be the predominant use or standard by which residential desirability is
25 determined” This project will result in a Land Use shift from Rural (RUR)
26 (20-Acre Minimum) to Rural Residential (RR) (5-Acre Minimum), in
27 support of the existing growth in the area and anticipated future needs. As
28

1 described above, development of these parcels is a natural extension to the
2 other existing 5-acre lots to the east and south.

3 As a result, this project does not conflict with any of the General Plan principles.

4 12. General Plan Amendment No. 988 will result in changing the project site's
5 Foundation Component from Open Space (OS) to Rural (RUR). Upon this change,
6 the Land Use Designation change to Rural Residential (RR) will be consistent with
7 the Rural (RUR) Foundation. Once the Foundation is changed to Rural (RUR), no
8 further changes will be needed and there will not be any conflict with any
9 Foundation Component in the General Plan.

10 13. General Plan Amendment No. 988 has been reviewed in conjunction with each of
11 the Riverside County General Plan Elements, including Land Use, Circulation,
12 Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy
13 Communities, and Administration, and it has been determined that this project is in
14 conformance with the policies and objectives of each Element. As a result, this
15 project will not create an internal inconsistency among any of the General Plan
16 Elements.

17 14. General Plan Amendment No. 988 would either contribute to the purposes of the
18 General Plan or, at a minimum, would not be detrimental to them in the following
19 ways:

20 a. Policy LU 2.1(e) of the General Plan Land Use Element states,
21 "Concentrate growth near or within existing urban and suburban areas to
22 maintain the rural and open space character of Riverside County to the
23 greatest extent possible." The project site is currently designated for
24 residential use and could be developed at 1 residential dwelling unit per 20-
25 acres. However, 5-acre lots are the predominant lot size for the area and this
26 amendment will enable a compatible type of product, concentrating growth
27 in an area that can accommodate it.

1 b. Policy LU 17.3 of the General Plan Land Use Element states, "Ensure that
2 development does not adversely impact the open space and rural character
3 of the surrounding area." Development of the project site at a 5-acre
4 Minimum lot size is a compatible size with the other existing residential
5 development in the area. The project site currently allows for residential
6 development; therefore, development of the site would not adversely affect
7 any onsite open space areas nor impact the existing designated Open Space:
8 Conservation Habitat areas to the north and west of the site. As a result, this
9 change in Land Use will further the General Plan's goals though enabling
10 residential development in a logical location.

11 15. New conditions or special circumstances were disclosed during the review process
12 that justify modifying the General Plan. The project site currently has a General
13 Plan Land Use of Open Space: Rural (OS: RUR) (20-Acre Minimum). The project
14 site has historically been considered for residential development, however, due to
15 economic changes over the past couple of decades, development of the property
16 had been deferred. This amendment will change the land use to a more consistent
17 designation with that of the properties to the south, which are Rural Residential and
18 justifies this General Plan Foundation Component change.

19 16. General Plan Amendment No. 988 will not be detrimental to the public health,
20 safety, or welfare.

21 17. The findings of the Initial Study performed pursuant to Environmental Assessment
22 No. 41818, a copy of which is attached hereto, are incorporated herein by
23 reference. The Initial Study resulted in preparation of a Negative Declaration of
24 environmental effects and a determination that this General Plan Amendment
25 would not have any potentially significant impacts and concluded that the project
26 would not have a significant effect on the environment.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Negative
2 Declaration for Environmental Assessment No. 41818 and **ADOPTS** General Plan Amendment No. 988,
3 as described herein and as shown on Exhibit 6 titled, "GPA00988 Proposed General Plan."

4 **N. General Plan Amendment No. 997:** A General Plan Amendment to change a portion of
5 the project site's General Plan Foundation Component from Open Space (OS) to
6 Community Development (CD) and to change the same portion of the project site's
7 General Plan Land Use Designation from Rural (RUR) to Light Industrial (LI) (0.25 – 0.60
8 FAR) on two parcels, totaling 160-acres, located within the Fourth Supervisorial District,
9 the Western Coachella Valley Area Plan, the Thousand Palms Zoning Area, and north of
10 Vista Chino, west of Rio Del Sol Road, and east of Varner Road, as shown on Exhibit 6
11 titled, "GPA00997 CZ07888 Proposed General Plan," a copy of which is attached hereto
12 and incorporated herein by reference. General Plan Amendment No. 997 is associated with
13 Change of Zone No. 7888 and Environmental Assessment No. 41826, which were
14 considered concurrently with this amendment at the public hearings before the Planning
15 Commission and the Board of Supervisors. The Planning Commission recommended to the
16 Board of Supervisors approval of General Plan Amendment No. 997 on December 2, 2015,
17 approving Resolution No. 2015-019. The Board of Supervisors tentatively approved
18 General Plan Amendment No. 997 on February 9, 2016.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
20 this matter, both written and oral, including Environmental Assessment No. 41826, that:

- 21 1. The project site is located in the Western Coachella Valley Area Plan.
- 22 2. The Western Coachella Valley Area Plan Land Use Map establishes the extent,
23 intensity, and location of land uses within the Western Coachella Valley area.
- 24 3. General Plan Amendment No. 997 is a Foundation Component Amendment, which
25 was timely filed for the eight-year General Plan review cycle.
- 26 4. The project site has an existing General Plan Land Use Designation of Open Space:
27 Rural (OS:R) and Community Development: Light Industrial (CD:LI).

- 1 5. General Plan Amendment No. 997 will result in changing a portion of the project
2 site's Land Use Designation from Open Space: Rural (OS:RUR) to Community
3 Development: Light Industrial (CD:LI) (0.25-0.60 FAR), as shown on Exhibit 6
4 titled, "GPA00997 CZ07888 Proposed General Plan," which is attached hereto and
5 incorporated herein by reference.
- 6 6. The project site is surrounded by properties having a General Plan Land Use
7 Designation of Rural (RUR) to the north, Rural (RUR) and Light Industrial (LI) to
8 the west, Indian Land (IND) to the south, and Light Industrial (LI) to the east.
- 9 7. The project site has an existing Zoning Classification of W-2-10 (Controlled
10 Development Area, 10-Acre Minimum) and M-SC (Manufacturing-Service
11 Commercial).
- 12 8. The project site is surrounded by properties having a Zoning Classification of W-2-
13 10 (Controlled Development Area, 10-Acre Minimum) to the north, W-2
14 (Controlled Development Area) to the west, W-2-5 (Controlled Development Area,
15 5-Acre Minimum) to the south, and M-SC (Manufacturing Services Commercial)
16 to the east.
- 17 9. The project site is surrounded by vacant land to the west and north and industrial
18 uses to the south and east.
- 19 10. General Plan Amendment No. 997 does not conflict with the Riverside County
20 Vision Statement or create an internal inconsistency. Specifically, the Conservation
21 and Open Space Resource System portion of the General Plan Vision Statement
22 says, "A major thrust of the multipurpose open space system is the preservation of
23 components of the ecosystem and landscape that embody the historic character and
24 habitat of the County, even though some areas have been impacted by man-made
25 changes." The northern portion of the project site contains steep slopes, which tie
26 into the mountainous area behind it. Slightly further to the north of the project site
27 is the established Edom Hill Conservation Area and to the northeast is the
28 Thousand Palms Conservation Area. Although the project site is not located within

1 an established conservation boundary area of the Coachella Valley Multi-Species
2 Habitat Conservation Plan (“CVMSHCP”), the northern 83.78-acres portion of the
3 project site will remain under its current land use designation for the purpose of
4 conservation. Establishing additional conservation areas furthers the Vision
5 Statement through providing additional area for linkage corridors and preservation
6 of the ecosystem. Additionally, the Our Communities and Their Neighborhoods
7 section of the Vision Statement says, “considerable protection from natural hazards
8 such as earthquakes, fire, flooding, slope failure, and other hazardous conditions, is
9 now built into the pattern of development authorized by the General Plan.” As
10 mentioned, the northern portion of the project site contains steep slope areas, which
11 would make development and use of the area challenging. To ensure the future
12 safety of property’s eventual use, the northern portion will not be developed. This
13 will provide protection against slope failure, reducing a potential natural hazard.
14 For these reasons, this project is consistent with the Riverside County Vision
15 Statement and this General Plan Foundation Component modification is justified.

16 11. General Plan Amendment No. 997 will not change or conflict with any principle set
17 forth in General Plan Appendix B. Specifically, General Plan Amendment No. 997
18 is consistent with the following principles:

19 a. The first principle is within the Community Development category –
20 Maturing Communities which states that the General Plan Vision
21 acknowledges that every community in the County is maturing in its own
22 way, at its own pace, and within its own context. Policies and programs
23 should be tailored to local needs in order to accommodate the particular
24 level of anticipated maturation in any given community. The desert area,
25 where the project site is located, has been maturing and supports a variety
26 of development and uses. A mixture of industrial, commercial, and
27 residential established uses is necessary to provide a proper community
28

1 balance. As communities mature this balance should be realized and
2 implemented.

- 3 b. The second principle is within the Economic Development Principles
4 category – Commerce and Industrial Development which encourages
5 industrial/business-type clusters that facilitate competitive advantage in the
6 market place, are appropriate for this County, provide attractive and well
7 landscaped work environments, and fit with the character of our varied
8 communities. This project will result in changing the southern portion of the
9 project site’s land use from Rural (RUR) to Light Industrial (LI) (0.25 –
10 0.60 FAR), which will enable a future industrial development to be
11 established, in support of the existing growth in the area and anticipated
12 future needs. The change is consistent with the existing industrial
13 development to the east and is a logical extension to the existing industrial
14 land use pattern in the area.

15 As a result, this project does not conflict with any of the General Plan principles.

- 16 12. General Plan Amendment No. 997 will result in changing a portion of the project
17 site’s Foundation Component Designation from Open Space (OS) to Community
18 Development (CD). Upon this change, the Land Use Designation change to Light
19 Industrial (LI) (0.25 – 0.60 FAR) will be consistent with the Community
20 Development (CD) Foundation. Once the Foundation is changed to Community
21 Development (CD), no further changes will be needed and there will not be any
22 conflict with any Foundation Component Designation in the General Plan.
- 23 13. General Plan Amendment No. 997 has been reviewed in conjunction with each of
24 the Riverside County General Plan Elements, including Land Use, Circulation,
25 Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy
26 Communities, and Administration, and it has been determined that this project is in
27 conformance with the policies and objectives of each Element. As a result, this
28

1 project will not create an internal inconsistency among any of the General Plan
2 Elements.

3 14. General Plan Amendment No. 997 would contribute to the purposes of the General
4 Plan or, at a minimum, would not be detrimental to them in the following ways:

5 a. Policy LU 7.1 of the General Plan Land Use Element states, "Accommodate
6 the development of a balance of land uses that maintain and enhance the
7 County's fiscal viability, economic diversity, and environmental integrity."

8 As a result of this General Plan Amendment, the project site will be
9 changed to industrial, which is consistent with the land use of the properties
10 to the east. This amendment will enable a variety of industrial uses to be
11 established, providing a balance of land use designations within the area.

12 b. Policy LU 7.8 of the General Plan Land Use Element states, "Stimulate
13 industrial/business-type clusters that facilitate competitive advantage in the
14 marketplace, provide attractive and well landscaped work environments,
15 and fit with the character of our varied communities." This project will
16 change the site from Rural (R) to Light Industrial (LI) (0.25 – 0.60 FAR),
17 which will enable industrial development to occur, in support of the existing
18 growth of industrial uses in the area and anticipated future needs.
19 Additionally, they further the General Plan policy by providing economic
20 diversity.

21 15. New conditions or special circumstances were disclosed during the review process
22 that justify modifying the General Plan. The existing General Plan Land Use
23 Designation for the project site is Rural, which requires development at one
24 residential dwelling unit per 20-acres. The adjacent properties to the east have an
25 existing General Plan Land Use Designation of Light Industrial and a combination
26 of underlying Zoning of Manufacturing – Service Commercial and Manufacturing
27 – Heavy. The project site has an incompatible land use with these industrial
28 properties to the east. Furthermore, there are several existing industrial uses in the

1 immediate area to the east, which generally include outside storage of equipment,
2 materials, and vehicles, along with some manufacturing. The area in general has
3 been expanding to support primarily contractor's storage yards on properties
4 located to the east of the project site. This amendment will enable the
5 establishment of compatible industrial use and is a reasonable change based upon
6 the ongoing circumstance of newer industrial development being established in the
7 area.

8 16. General Plan Amendment No. 997 will not be detrimental to the public health,
9 safety, or welfare.

10 17. The findings of the Initial Study performed pursuant to Environmental Assessment
11 No. 41826, a copy of which is attached hereto, are incorporated herein by
12 reference. The Initial Study resulted in preparation of a Negative Declaration of
13 environmental effects and a determination that this General Plan Amendment
14 would not have any potentially significant impacts and concluded that the project
15 would not have a significant effect on the environment.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Negative
17 Declaration for Environmental Assessment No. 41826 and **ADOPTS** General Plan Amendment No. 997,
18 as described herein and as shown on the Exhibit 6 titled, "GPA00997 CZ07888 Proposed General Plan."

19 **O. General Plan Amendment No. 1008:** A General Plan Amendment to change a portion of
20 the project site's General Plan Foundation Component from Open Space (OS) to
21 Community Development (CD) to change its General Plan Land Use Designation from
22 Rural (RUR) and Mineral Resources (MR) to Conservation Habitat (CH) and Heavy
23 Industrial (HI) (0.15 – 0.50 FAR) on four parcels, totaling 327.6 acres, located within the
24 First Supervisorial District, the Temescal Canyon Area Plan, the Glen Ivy Zoning Area,
25 and east of Interstate 15 and Temescal Canyon Road, north of Dawson Canyon Road, and
26 west of El Sobrante Landfill, as shown on Exhibit 6 titled "CZ07886 GPA01008 Proposed
27 General Plan," a copy of which is attached hereto and incorporated herein by reference.
28 General Plan Amendment No. 1008 is associated with Change of Zone No. 7886 and

1 Environmental Assessment No. 41838, which were considered concurrently with this
2 amendment at the public hearings before the Planning Commission and the Board of
3 Supervisors. The Planning Commission recommended to the Board of Supervisors
4 approval of General Plan Amendment No. 1008 on December 2, 2015, approving
5 Resolution No. 2015-022. The Board of Supervisors tentatively approved General Plan
6 Amendment No. 1008 on February 2, 2016.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
8 this matter, both written and oral, including Environmental Assessment No. 41838, that:

- 9 1. The project site is located in the Temescal Canyon Area Plan.
- 10 2. The Temescal Canyon Area Plan Land Use Map establishes the extent, intensity,
11 and location of land uses within the Temescal Canyon area.
- 12 3. General Plan Amendment No. 1008 is a Foundation Component Amendment,
13 which was timely filed for the Eight-Year General Plan Review Cycle.
- 14 4. The project site has an existing General Plan Land Use Designation of Open Space:
15 Rural (OS:RUR) and Open Space: Mineral Resources (OS:MR).
- 16 5. General Plan Amendment No. 1008 will result in changing the project site's Land
17 Use Designation to Open Space: Conservation Habitat (OS:CH) and Community
18 Development: Heavy Industrial (CD: HI) (0.15 – 0.50 FAR), as shown on Exhibit 6
19 titled, "CZ07886 GPA01008 Proposed General Plan," which is attached hereto and
20 incorporated herein by reference.
- 21 6. The project site is surrounded by properties having a General Plan Land Use
22 Designation of Conservation Habitat (CH) to the north, Light Industrial (LI) to the
23 south, Rural (RUR) to the west, and Public Facilities (PF) to the east.
- 24 7. The project site has an existing Zoning Classification of M-R (Mineral Resources)
25 and M-R-A (Mineral Resources & Related Manufacturing).
- 26 8. The site is surrounded by properties having a Zoning Classification of R-A-10
27 (Residential Agricultural, 10-Acre Minimum) to the north, R-R (Rural Residential)
28

1 to the east, M-R (Mineral Resources) to the southeast, and N-A (Natural Assets) to
2 the west.

3 9. The project site is surrounded by open space to the west and north, El Sobrante
4 Landfill to the east, and access roads to the south.

5 10. General Plan Amendment No. 1008 does not conflict with the Riverside County
6 Vision Statement or create an internal inconsistency. Specifically, the Conservation
7 and Open Space Resource System portion of the General Plan Vision Statement
8 says, "A major thrust of the multipurpose open space system is the preservation of
9 components of the ecosystem and landscape that embody the historic character and
10 habitat of the County, even though some areas have been impacted by man-made
11 changes." Historically, the site has been utilized for surface mining operations and
12 commercial composting. These uses have ceased and as a result of a proposed
13 repurposing of the site through this application, dedication of 144.77 acres of the
14 project site for conservation is required pursuant to the RCA determination. In
15 addition, a portion of the site to the north is in the process of being reclaimed,
16 converted back to a more natural state. The dedication will further contribute to the
17 creation of habitat corridors, which is consistent with the Riverside County Vision
18 Statement. This Foundation Component change will also result in changing the
19 non-conservation portion of the site, which includes 182.83 acres, to Community
20 Development, in order to support a Land Use Designation of Heavy Industrial.
21 Furthermore, this change is consistent with the Riverside County Vision Statement,
22 as demonstrated under Our Communities and Their Neighborhoods section which
23 states, "Development occurs only where appropriate and where adequate public
24 facilities and services are available or are provided for at the time of development
25 in accordance with adopted level-of-service standards." Any future development of
26 the site will need to be compatible with the El Sobrante landfill. Changing the land
27 use to Heavy Industrial will enable a framework of uses that would be appropriate
28 and compatible with the landfill in the long-term. For these reasons, this project is

1 consistent with the Riverside County Vision Statement and this General Plan
2 Foundation Component modification is justified.

3 11. General Plan Amendment No. 1008 will not change or conflict with any principle
4 set forth in General Plan Appendix B. Specifically, this General Plan Amendment
5 is consistent with the following principles:

6 a. The first principle is within the Environmental Protection Principles
7 category – Multi-purpose Open Space, and states “Designation of open
8 spaces in the General Plan and Area Plans conveys the intent of creating a
9 comprehensive open space system that provides a framework for
10 community development and encompasses the needs of humans for active
11 and passive recreation, as well as the needs of multiple species for survival
12 and sustenance. Within that overall designation, the functional areas of
13 community open space and habitat preservation should be clearly
14 delineated.” A portion of the site is currently designated Open Space,
15 however the site is not currently being utilized as traditional Open Space,
16 due to the mining operations. The site is privately owned, and access is
17 restricted. Also, as a result of decades of mining operations, the site has
18 been cleared of most vegetation and holds very little viable habitat.
19 However, approximately 144.77 acres of the site will become open space as
20 required by the Western Riverside County Regional Conservation
21 Authority. This combination of rededicated Open Space furthers this Multi-
22 Purpose Open Space principle.

23 b. The second principle is within the Economic Development Principles
24 category – Land and Development Activity which encourages focusing on
25 availability of vacant, developable land that can accommodate a variety of
26 economic enterprises. The project site contains no permanent structures and
27 is a combination of vacant developable land and conservation area, with a
28 portion currently undergoing reclamation. Cessation of the surface mining

1 and composting operations has provided an opportunity for new vacant
2 land, which can accommodate a variety of future industrial uses.

3 As a result, this project does not conflict with any of the General Plan principles.

4 12. General Plan Amendment No. 1008 will result in changing a portion of the project
5 site's Foundation Component from Open Space (OS) to Community Development
6 (CD). Upon this change, the Land Use Designation change to Conservation Habitat
7 (CH) and Heavy Industrial (HI) (0.15 – 0.50 FAR) will be consistent with the Open
8 Space (OS) and Community Development (CD) Foundations. Once the Foundation
9 is changed to Community Development (CD), no further changes will be needed
10 and there will not be any conflict with any Foundation Component in the General
11 Plan.

12 13. General Plan Amendment No. 1008 has been reviewed in conjunction with each of
13 the Riverside County General Plan Elements, including Land Use, Circulation,
14 Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy
15 Communities, and Administration, and it has been determined that this project is in
16 conformance with the policies and objectives of each Element. As a result, this
17 project will not create an internal inconsistency among any of the General Plan
18 Elements.

19 14. General Plan Amendment No. 1008 would either contribute to the purposes of the
20 General Plan or, at a minimum, would not be detrimental to them in the following
21 ways:

22 a. Policy LU 3.1(b) of the General Plan Land Use Element states, "Assist in
23 and promote the development of infill and underutilized parcels which are
24 located in the Community Development areas, as identified on the General
25 Plan Land Use Map." This General Plan Amendment will result in changing
26 the project site from one Foundation Component to another and also the
27 Land Use Designation to Heavy Industrial, which will enable future uses
28 that are compatible with the existing El Sobrante Landfill. As a result, this

1 change in Land Use will further the General Plan's goals though enabling
2 an underutilized area, the opportunity for future development.

3 b. Policy LU 8.1 of the General Plan Land Use Element states, "Provide for
4 permanent preservation of open space lands that contain important natural
5 resources, hazards, water features, watercourses, and scenic and recreational
6 values." The project site is 327.6 acres in area and is entirely located within
7 several MSHCP Criteria Cells. Nearly half of the site, 144.77 acres, will be
8 dedicated for conservation.

9 15. New conditions or special circumstances were disclosed during the review process
10 that justify modifying the General Plan. Specifically, as a result of the termination
11 of the surface mining and composting operations, as well as partial reclamation of
12 the site, a new circumstance has occurred, which now enables a potentially
13 alternative use for the site. This project is a proposal for a Foundation Component
14 Amendment to Community Development (CD), which will enable an
15 Entitlement/Policy Amendment to a Heavy Industrial (HI) Land Use Designation,
16 which is a compatible designation with the landfill. Due to these reasons, a General
17 Plan Component Foundation change is justified.

18 16. General Plan Amendment No. 1008 will not be detrimental to the public health,
19 safety or welfare.

20 17. The findings of the Initial Study performed pursuant to Environmental Assessment
21 No. 41838, a copy of which is attached hereto, are incorporated herein by
22 reference. The Initial Study resulted in preparation of a Negative Declaration of
23 environmental effects and a determination that this General Plan Amendment
24 would not have any potentially significant impacts and concluded that the project
25 would not have a significant effect on the environment.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Negative
27 Declaration for Environmental Assessment No. 41838 and **ADOPTS** General Plan Amendment No. 1008,
28 as described herein and as shown on Exhibit 6 titled, "CZ07886 GPA01008 Proposed General Plan."

1 **P. General Plan Amendment No. 1035:** A General Plan Amendment to change the project
2 site's General Plan Foundation Component from Rural Community (RC) to Community
3 Development (CD) and to change its General Plan Land Use Designation from Estate
4 Density Residential (EDR) (2-Acre Minimum) to Commercial Retail (CR) (0.20-0.35
5 FAR) on two parcels, totaling 2.95-acres, located within the First Supervisorial District,
6 the Temescal Canyon Area Plan, the El Cerrito Zoning District, and north of Weirick
7 Road, east of Tulip Court, south of Nob Hill Road, and west of Interstate 15, as shown on
8 the Exhibit 6 titled, "GPA01035 Proposed General Plan" a copy of which is attached
9 hereto and incorporated herein by reference. General Plan Amendment No. 1035 is
10 associated with Environmental Assessment No. 41867, which was considered concurrently
11 with this amendment at the public hearings before the Planning Commission and the Board
12 of Supervisors. The Planning Commission recommended to the Board of Supervisors
13 approval of GPA No. 1035 on December 2, 2015, approving Resolution No. 2015-030.
14 The Board of Supervisors tentatively approved GPA No. 1035 on March 8, 2016.

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. 41867, that:

- 17 1. The project site is located in the Temescal Canyon Area Plan.
- 18 2. The Temescal Canyon Area Plan Land Use Map establishes the extent, intensity,
19 and location of land uses within the Temescal Canyon area.
- 20 3. General Plan Amendment No. 1035 is a Foundation Component Amendment,
21 which was timely filed for the eight year General Plan review cycle.
- 22 4. The project site has an existing General Plan Land Use Designation of Rural
23 Community: Estate Density Residential (RC:EDR) (2-Acre Minimum).
- 24 5. General Plan Amendment No. 1035 will result in changing the project site's Land
25 Use Designation to Community Development: Commercial Retail (CD:CR) (0.20-
26 0.35 FAR), as shown on the Exhibit 6 titled, "GPA01035 Proposed General Plan,"
27 a copy of which is attached hereto and incorporated herein by reference.

- 1 6. The project site is surrounded by properties having a General Plan Land Use
2 designation of Estate Density Residential (EDR) to the north, west, and south, and
3 the City of Corona is to the east.
- 4 7. The project site has an existing Zoning Classification of R-A-2.5 (Residential
5 Agricultural – 2.5Acre Minimum).
- 6 8. The project site is surrounded by properties having a Zoned Classification of R-A-5
7 (Residential Agricultural – 5-Acre Minimum) to the north, R-A-2.5 (Residential
8 Agricultural – 2.5-Acre Minimum) to the west, Specific Plan to the south, and the
9 City of Corona is to the east.
- 10 9. The project site is surrounded by single-family residential to the north, a religious
11 assembly use to the west, vacant land to the south, and the City of Corona is to the
12 east.
- 13 10. General Plan Amendment No. 1035 does not conflict with the Riverside County
14 Vision Statement or create an internal inconsistency. Specifically, the Jobs and the
15 Economy portion of the General Plan Vision Statement says, “Jobs/housing balance
16 is significantly improved overall, as well as within sub regions of the County.” This
17 Foundation Amendment will result in providing additional commercial property in
18 a location that is appropriate. Furthermore, a variety of commercial uses could be
19 implemented at the project site, which could provide additional opportunities for
20 jobs, in support of the existing residential in the area. In addition, this amendment
21 is also consistent with the Our Communities and Their Neighborhoods section of
22 the Vision Statement, which says, “Development occurs only where appropriate
23 and where adequate public facilities and services are available or are provided for
24 at the time of development in accordance with adopted level-of-service standards.”
25 Changing the project site to commercial is appropriate and compatible with the
26 other commercial properties in the area. Due to the residential development to the
27 west and the Dos Lagos commercial center to the east, utility services and
28

1 infrastructure are readily available to service a future development at the project
2 site. This amendment is consistent with the Riverside County Vision Statement.

3 11. General Plan Amendment No. 1035 will not change or conflict with any principle
4 set forth in General Plan Appendix B. Specifically, this General Plan Amendment
5 is consistent with the following principles:

6 a. The first principle is within the Community Development category –
7 Regional Issues which states that we must cooperate regionally to deal with
8 issues of mobility, transportation systems development, traffic congestion
9 reduction, clear air, clean water, watershed management and habitat
10 linkages. The County should coordinate with the cities, other local and
11 regional agencies, and Indian nations to the maximum extent practicable to
12 provide a comprehensive guide to economic and physical development,
13 transportation and multipurpose open space in the entire County. The I-15
14 corridor represents the greatest opportunity for development and this
15 amendment will result in a complementary development pattern for the
16 area. The proposed amendment represents a shared vision between the City
17 of Corona and the County of Riverside as the area has changed to
18 commercial in support of establishing the regional Dos Lagos commercial
19 center.

20 b. The second principle is within the Community Design Principles category –
21 Community Variety, Choice and Balance, which states, “Communities
22 should range in location and type from urban to suburban to rural, and in
23 intensity from dense urban centers to small cities and towns to rural country
24 villages to ranches and farms. Low density residential development should
25 not be the predominant use or standard by which residential desirability is
26 determined.” This project will result in a shift from residential to
27 commercial land use, in support of the existing growth in the area and
28 anticipated future trends.

1 As a result, this project does not conflict with any of the General Plan principles.

2 12. General Plan Amendment No. 1035 will result in changing the project site's
3 Foundation Component from Rural Community (RC) to Community Development
4 (CD). Upon this change, the Land Use Designation change to Commercial Retail
5 (CR) (0.20 – 0.35 FAR) will be consistent with the Community Development
6 Foundation (CD). Once the Foundation is changed to Community Development
7 (CD), no further changes will be needed and there will not be any conflict with any
8 Foundation Component in the General Plan.

9 13. General Plan Amendment No. 1035 has been reviewed in conjunction with each of
10 the Riverside County General Plan Elements, including Land Use, Circulation,
11 Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy
12 Communities, and Administration, and it has been determined that this project is in
13 conformance with the policies and objectives of each Element. As a result, this
14 project will not create an internal inconsistency among any of the General Plan
15 Elements.

16 14. General Plan Amendment No. 1035 would contribute to the purposes of the
17 General Plan or, at a minimum, would not be detrimental to them in the following
18 ways:

19 a. Policy LU 2.1(c) of the General Plan Land Use Element states, "Provide for
20 a broad range of land uses, intensities, and densities, including a range of
21 residential, commercial, business, industry, open space, recreation, and
22 public facilities uses." The project site is currently designated for residential
23 use. As a result of this General Plan Amendment, the project site will be
24 changed to allow for commercial development, which is consistent with the
25 development pattern for the area as a whole. This will enhance the mixture
26 of land uses for the area, as there is residential land use to the west.

27 b. Policy LU 3.1 of the General Plan Land Use Element states, "Assist in and
28 promote the development of infill and underutilized parcels which are

1 located in Community Development areas, as identified on the General Plan
2 Land Use Map.” The project is 2.95-acres of vacant land, adjacent to the I-
3 15 freeway with residential development to the west. The project site is not
4 conducive in supporting new residential development due the potential
5 noise and traffic related issues, generated from the I-15 Freeway and the
6 adjacent Dos Lagos commercial center to the east. Changing the site to a
7 commercial land use will enable a future infill development project, which
8 is more appropriate for the location.

9 15. New conditions or special circumstances were disclosed during the review process
10 that justify modifying the General Plan. The Dos Lagos mixed use project first
11 opened in the year 2006 and includes a variety of commercial uses. Since its
12 opening, the site has become a regional destination point and includes
13 entertainment uses such as a movie theater and restaurants. The development of
14 Dos Lagos has reshaped the land use pattern for the area and more specifically,
15 along the east and west sides of the I-15 corridor. The project site is located
16 adjacent to the I-15 Freeway and as a result, is better suited for a future commercial
17 use rather than residential, as the noise and traffic associated with Dos Lagos and
18 the I-15 Freeway would potentially negatively impact residential. This new
19 circumstance justifies a General Plan Foundation Component change.

20 16. General Plan Amendment No. 1035 will not be detrimental to the public health,
21 safety, or welfare.

22 17. The findings of the initial study performed pursuant to Environmental Assessment
23 No. 41867, a copy of which is attached hereto, are incorporated herein by
24 reference. The Initial Study resulted in preparation of a Negative Declaration of
25 environmental effects and a determination that this General Plan Amendment
26 would not have any potentially significant impacts and concluded that the project
27 would not have a significant effect on the environment.
28

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Negative
2 Declaration for Environmental Assessment No. 41867 and **ADOPTS** General Plan Amendment No. 1035,
3 as described herein and as shown on Exhibit No. 6 titled “GPA01035 Proposed General Plan.”

4 **Q. General Plan Amendment No. 1036:** A General Plan Amendment to change the project
5 site’s General Plan Foundation Component from Rural (RUR) to Rural Community (RC)
6 and to change its General Plan Land Use Designation from Rural Residential (RR) (5-Acre
7 Minimum) to Very Low Density Residential (VLDR) (1-Acre Minimum) on one parcel,
8 totaling 4.19-acres, located within the First Supervisorial District, Mead Valley Area Plan,
9 the Good Hope Zoning Area, and north of Steele Peak Drive, east of Belita Drive, south of
10 Mountain Avenue, and west of Read Street, as shown on the Exhibit 6 titled, “GPA01036
11 Proposed General Plan,” a copy of which is attached hereto and incorporated herein by
12 reference. General Plan Amendment No. 1036 is associated with Environmental
13 Assessment No. 41870, which was considered concurrently with this amendment at the
14 public hearings before the Planning Commission and the Board of Supervisors. The
15 Planning Commission recommended to the Board of Supervisors approval of GPA No.
16 1036 on November 4, 2015, approving Resolution No. 2015-013. The Board of
17 Supervisors tentatively approved General Plan Amendment No. 1036 on February 2, 2016.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
19 this matter, both written and oral, including Environmental Assessment No. 41870, that:

- 20 1. The project site is located within the Mead Valley Area Plan.
- 21 2. The Mead Valley Area Plan Land Use Map establishes the extent, intensity, and
22 location of land uses within the Mead Valley area.
- 23 3. General Plan Amendment No. 1036 is a Foundation Component Amendment,
24 which was timely filed for the eight year General Plan review cycle.
- 25 4. The project site has an existing General Plan Land Use Designation of Rural:
26 Rural Residential (RUR:RR) (5-Acre Minimum).
- 27 5. General Plan Amendment No. 1036 will result in changing the project site’s Land
28 Use Designation to Rural Community: Very Low Density Residential (RC:VLDR)

1 (1-Acre Minimum), as shown on the Exhibit 6 titled, "GPA001036 Proposed
2 General Plan," a copy of which is attached hereto and incorporated herein by
3 reference.

4 6. The project site is surrounded by properties having a General Plan Land Use
5 Designation of Rural Residential (RR) (5-Acre Minimum) to the north, east, west
6 and south.

7 7. The project site has an existing Zoning Classification of R-R (Rural Residential).

8 8. The project site is surrounded by properties having a Zoning Classification of R-R
9 (Rural Residential) to the east, north, south, and west.

10 9. The project site is surrounded by vacant land to the west and residential to the
11 north, east, and south.

12 10. General Plan Amendment No. 1036 does not conflict with the Riverside County
13 Vision Statement or create an internal inconsistency. Specifically, the Population
14 Growth portion of the General Plan Vision Statement says, "Population growth
15 continues and is focused where it can best be accommodated." Furthermore, the
16 Population Growth section states, "New growth patterns no longer reflect a pattern
17 of random sprawl. Rather, they follow a framework of transportation and open
18 space corridors, with concentrations of development that fit into that framework. In
19 other words, important open space and transportation corridors define growth
20 areas." Changing the project site's General Plan Foundation Component to Rural
21 Community will enable the site to be developed with new residential, consistent
22 with the density and lot sizes of the existing development to the east. Pursuant to
23 the Vision Statement, this consolidates future growth into an area than can
24 accommodate it and will reduce further residential sprawl. Additionally, the
25 Housing portion of the Vision Statement says, "Regional forecasts of housing
26 needs are well coordinated within Riverside County and are accepted by regional
27 and state agencies." Currently, Riverside County is in the process of updating its
28 General Plan Housing Element. The project's increased development density would

1 enable more dwelling units to be constructed and therefore, would further
2 contribute to satisfying the State mandated RHNA (Regional Housing Needs
3 Assessment) required amount of dwelling units. For these reasons, this project is
4 consistent with the Riverside County Vision Statement and this General Plan
5 Foundation Component modification is justified.

6 11. General Plan Amendment No. 1036 will not change or conflict with any principle
7 set forth in General Plan Appendix B. Specifically, this General Plan Amendment
8 is consistent with the following principles:

9 a. The first principle is within the Community Design category – Maturing
10 Communities which states that The General Plan Vision acknowledges that
11 every community in the County is maturing in its own way, at its own pace,
12 and within its own context. Policies and programs should be tailored to
13 local needs in order to accommodate the particular level of anticipated
14 maturation in any given community. The community in which the project
15 site is located has been maturing over the years and has experienced a
16 change to relatively smaller residential lot sizes. The five-acre minimum
17 requirement has given way to one-acre subdivisions to not only within the
18 project site’s residential block, but adjacent blocks as well

19 b. The second principle is within the Community Design category –
20 Community Variety, Choice, and Balance which states that communities
21 should range in location and type from urban to suburban to rural, and in
22 intensity from dense urban centers to small cities and towns to rural country
23 villages to ranches and farms. Low density residential development should
24 not be the predominant use or standard by which residential desirability is
25 determined. This project will result in a Land Use Designation shift from
26 Rural Residential to Very Low Density Residential, in support of the
27 existing growth in the area and anticipated future needs. Also, development
28 at a Very Low Density Residential (1 acre minimum) range is compatible

1 with the existing residential tract to the east, which was also constructed
2 within the Very Low Density Residential range. This proposed General Plan
3 Amendment is a logical expansion of the existing land use pattern, in the
4 area, which is consistent with the principle to provide a variety of housing
5 products and lot sizes.

6 As a result, this project does not conflict with any of the General Plan principles.

7 12. General Plan Amendment No. 1036 will result in changing the project site's
8 Foundation Component from Rural (RUR) to Rural Community (RC). Upon this
9 change, the Land Use Designation change to Very Low Density Residential
10 (VLDR) will be consistent with the Rural Community (RC) Foundation. Once the
11 Foundation is changed to Rural Community (RC), no further changes will be
12 needed and there will not be any conflict with any Foundation Component in the
13 General Plan.

14 13. General Plan Amendment No. 1036 has been reviewed in conjunction with each of
15 the Riverside County General Plan Elements, including Land Use, Circulation,
16 Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy
17 Communities, and Administration, and it has been determined that this project is in
18 conformance with the policies and objectives of each Element. As a result, this
19 project will not create an internal inconsistency among any of the General Plan
20 Elements.

21 14. General Plan Amendment No. 1036 would contribute to the purposes of the
22 General Plan or, at a minimum, would not be detrimental to them in the following
23 ways:

24 a. Policy LU 22.1 of the General Plan Land Use element states,
25 "Accommodate the development of single- and multi-family residential
26 units in areas appropriately designated by the General Plan and area plan
27 land use maps." The project site is designated for residential use. As a result
28 of this General Plan Amendment, the project site will be changed to allow

1 development at one dwelling unit per acre, consistent with the other existing
2 developments and parcel sizes in the area.

3 b. Policy LU 22.4 of the General Plan Land Use element states,
4 “Accommodate the development of a variety of housing types, styles and
5 densities that are accessible to and meet the needs of a range of lifestyles,
6 physical abilities, and income levels.” This General Plan Amendment will
7 result in allowing for a mixture of residential property sizes, consistent with
8 the other existing properties, while still retaining the rural nature of the area
9 as a whole. This Amendment will enable the development of the project site
10 at one-acre minimum, per dwelling unit, through a future implementing
11 project. The other existing larger parcels in the area will not be affected and
12 they further the General Plan policy by providing a mixture of residential
13 parcel sizes.

14 15. New conditions or special circumstances were disclosed during the review process
15 that justify modifying the General Plan. Specifically, the existing General Plan
16 Land Use Designation for the project site is Rural Residential, which requires
17 development at one residential dwelling unit per five-acres. The adjacent block to
18 the east has a General Plan Land Use of Very Low Density Residential, which
19 allows for the subdivision of one-acre lots per dwelling unit. The project site is
20 located on a residential block that has been previously subdivided into eight one-
21 acre lots, with two, four-acre lots remaining, many of which contain single family
22 homes. The existing 1-acre minimum lot size residential development to the east,
23 coupled with the existing 1-acre lots surrounding the project site, represent a newer
24 and ongoing change of circumstance. This proposed General Plan Foundation
25 Component Amendment will result in creating a consistency with the existing
26 development pattern for the site, as well as the surrounding area. As a result, a
27 Foundation Component modification is justified because of these new
28 circumstances.

1 16. General Plan Amendment No. 1036 will not be detrimental to the public health,
2 safety, or welfare.

3 17. The findings of the Initial Study performed pursuant to Environmental Assessment
4 No. 41870, a copy of which is attached hereto, are incorporated herein by
5 reference. The Initial Study resulted in preparation of a Negative Declaration of
6 environmental effects and a determination that this General Plan Amendment
7 would not have any potentially significant impacts and concluded that the project
8 would not have a significant effect on the environment.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the a Negative
10 Declaration for Environmental Assessment No. 41870, and **ADOPTS** General Plan Amendment No.
11 1036, as described herein and as shown on Exhibit 6 titled, "GPA01036 General Plan Amendment."

12 **R. General Plan Amendment No. 1037:** A General Plan Amendment to change the project
13 site's General Plan Foundation Component from Rural (RUR) to Rural Community (RC)
14 and to change its General Plan Land Use Designation from Rural Residential (RR) (5-Acre
15 Minimum) to Estate Density Residential (EDR) (2-Acre Minimum) on two parcels,
16 totaling 38.42-acres, located within the First Supervisorial District, the Lake
17 Matthews/Woodcrest Area Plan, the Lake Matthews Zoning District, and north of Idaleona
18 Road, west of Rolling Meadows Drive, east of Mira Lago Drive, and south of Alto Lago
19 Drive, as shown on the Exhibit 6 titled, "GPA01037 Proposed General Plan," a copy of
20 which is attached hereto and incorporated herein by reference. General Plan Amendment
21 No. 1037 is associated with Environmental Assessment No. 41869, which was considered
22 concurrently with this amendment at the public hearings before the Planning Commission
23 and the Board of Supervisors. The Planning Commission recommended to the Board of
24 Supervisors approval of GPA No. 1037 on December 2, 2015, approving Resolution No.
25 2015-021. The Board of Supervisors tentatively approved GPA No. 1037 on March 8,
26 2016.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
28 this matter, both written and oral, including Environmental Assessment No. 41869, that:

1. The project site is located in the Lake Matthews/Woodcrest Area Plan.
2. The Lake Matthews/Woodcrest Area Plan Land Use Map establishes the extent, intensity, and location of land uses within the Lake Matthews/Woodcrest area.
3. General Plan Amendment No. 1037 is a Foundation Component Amendment, which was timely filed for the eight year General Plan review Cycle.
4. The project site has an existing General Plan Land Use Designation of Rural: Rural Residential (RUR:RR) (5-Acre Minimum).
5. General Plan Amendment No. 1037 will result in changing the project site's Land Use Designation to Rural Community: Estate Density Residential (RC:EDR) (2-Acre Minimum), as shown on the Exhibit 6 titled, "GPA01037 Proposed General Plan," a copy of which is attached hereto and incorporated herein by reference.
6. The project site is surrounded by properties having a General Plan Land Use Designation of Rural Residential (RR) (5-Acre Minimum) to the north, west, and south, and Estate Density Residential (EDR) (2-Acre Minimum) to the east.
7. The project site has an existing Zoning Classification of R-A-2 (Residential Agricultural – 2-Acre Minimum).
8. The site is surrounded by properties having a Zoning Classification of R-A-2 (Residential Agricultural – 2-Acre Minimum) to the north, west, and south, and Specific Plan (SP) to the east.
9. The project site is surrounded by single-family residential to the north, vacant land to the east and west, and agricultural uses to the south.
10. General Plan Amendment No. 1037 does not conflict with the Riverside County Vision Statement or create an internal inconsistency. Specifically, the Population Growth portion of the General Plan Vision Statement says, "Population growth continues and is focused where it can best be accommodated." Furthermore, the Population Growth section states, "New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In

1 other words, important open space and transportation corridors define growth
2 areas.” Changing the project site’s General Plan Foundation Component to Rural
3 Community will enable the site to be developed with new residential, consistent
4 with the density and lot sizes of the development to the east. Pursuant to the Vision
5 Statement, this consolidates future growth into an area than can accommodate it.
6 Additionally, the Housing portion of the Vision Statement says, “Regional
7 forecasts of housing needs are well coordinated within Riverside County and are
8 accepted by regional and state agencies.” Currently, Riverside County is in the
9 process of updating its General Plan Housing Element. The project’s increased
10 development density would enable more dwelling units to be constructed and
11 therefore, would further contribute to satisfying the State mandated RHNA
12 (Regional Housing Needs Assessment) required amount of dwelling units. This
13 proposed project is consistent with the Riverside County Vision Statement and as a
14 result, a General Plan Foundation Component change is justified.

15 11. General Plan Amendment No. 1037 will not change or conflict with any principle
16 set forth in General Plan Appendix B. Specifically, this General Plan Amendment
17 is consistent with the following principles:

18 a. The first principle is within the Community Development category –
19 Maturing Communities which states that the General Plan Vision
20 acknowledges that every community in the County is maturing in its own
21 way, at its own pace, and within its own context. Policies and programs
22 should be tailored to local needs in order to accommodate the particular
23 level of anticipated maturation in any given community. The community in
24 which the project site is located has been maturing over the years and has
25 experienced a change to relatively smaller residential lot sizes. The five-
26 acre minimum requirement has given way to two-acre subdivisions in the
27 surrounding area.
28

1 b. The second principle is within the Community Design Principles category –
2 Community Variety, Choice and Balance, which states, “Communities
3 should range in location and type from urban to suburban to rural, and in
4 intensity from dense urban centers to small cities and towns to rural country
5 villages to ranches and farms. Low density residential development should
6 not be the predominant use or standard by which residential desirability is
7 determined.” This project will result in a Land Use Designation shift from
8 Rural Residential to Estate Density Residential, in support of the existing
9 growth in the area and anticipated future needs. The change will enable a
10 future residential development project. Also, as previously stated,
11 development at an Estate Density Residential (EDR) (2-Acre Minimum)
12 range is compatible with the approved Specific Plan’s residential density to
13 the east, which is also Estate Density Residential, as well as Very Low
14 Density Residential (VLDR) (1-Acre Minimum). This proposed General
15 Plan Amendment is a logical expansion of the existing land use pattern, in
16 the area, which is consistent with the principle to provide a variety of
17 housing products and lot sizes.

18 As a result, this project does not conflict with any of the General Plan principles.

19 12. General Plan Amendment No. 1037 will result in changing the project site’s
20 Foundation Component from Rural (RUR) to Rural Community (RC). Upon this
21 change, the Land Use Designation change to Estate Density Residential (EDR) (2-
22 Acre Minimum) will be consistent with the Rural Community (RC) Foundation.
23 Once the Foundation is changed to Rural Community (RC), no further changes will
24 be needed and there will not be any conflict with any Foundation Component in the
25 General Plan.

26 13. General Plan Amendment No. 1037 has been reviewed in conjunction with each of
27 the Riverside County General Plan Elements, including Land Use, Circulation,
28 Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy

1 Communities, and Administration, and it has been determined that this project is in
2 conformance with the policies and objectives of each Element. As a result, this
3 project will not create an internal inconsistency among any of the General Plan
4 Elements.

5 14. General Plan Amendment No. 1037 would contribute to the purposes of the
6 General Plan or, at a minimum, would not be detrimental to them in the following
7 ways:

8 a. Policy LU 22.1 of the General Plan Land Use Element states,
9 “Accommodate the development of single- and multi-family residential
10 units in areas appropriately designated by the General Plan and area plan
11 land use maps.” The project site is currently designated for residential use.
12 As a result of this General Plan Amendment, the project site will be
13 changed to allow development at a slightly denser residential range, to one
14 dwelling unit per two acres, which is consistent with the approved Specific
15 Plan’s residential density to the east.

16 b. Policy LU 22.4 of the General Plan Land Use Element states,
17 “Accommodate the development of a variety of housing types, styles and
18 densities that are accessible to and meet the needs of a range of lifestyles,
19 physical abilities, and income levels.” This General Plan Amendment will
20 result in allowing for a mixture of residential property sizes, consistent with
21 the other properties in the area. This Amendment will enable the
22 development of the project site at two-acre minimum per dwelling unit,
23 through a future implementing project. The other existing larger parcels in
24 the area will not be affected and they further the General Plan policy by
25 providing a mixture of residential parcel sizes.

26 15. New conditions or special circumstances were disclosed during the review process
27 that justify modifying the General Plan. The existing General Plan Land Use
28 Designation for the project site is Rural Residential, which requires development at

1 one residential dwelling unit per 5-acres. The adjacent area to the east is the
2 Gavilan Hills Golf Course Specific Plan which includes areas of Estate Density
3 Residential (2-Acre Minimum) and also Very Low Density Residential (1-Acre
4 Minimum). The Gavilan Hills Golf Course and accompanying residential
5 development to the east was approved in 2009 under Specific Plan No. 308.
6 Approval of this Specific Plan represents a new circumstance; whereby, a higher
7 density residential development for the area has been established along with a trend
8 for smaller residential lots. This General Plan Foundation Component Amendment
9 will enable the project site to be changed to allow 2-acre residential lots, matching
10 the project to the east, creating a logical extension of residential development. This
11 new circumstance justifies a General Plan Foundation Component change.

12 16. General Plan Amendment No. 1037 will not be detrimental to the public health,
13 safety, or welfare.

14 17. The findings of the Initial Study performed pursuant to Environmental Assessment
15 No. 41869, a copy of which is attached hereto, are incorporated herein by
16 reference. The Initial Study resulted in preparation of a Negative Declaration of
17 environmental effects and a determination that this General Plan Amendment
18 would not have any potentially significant impacts and concluded that the project
19 would not have a significant effect on the environment.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Negative
21 Declaration for Environmental Assessment No. 41867 and **ADOPTS** General Plan Amendment No. 1037
22 as described herein and as shown on Exhibit 6 titled, "GPA01037 Proposed General Plan."

23 S. **General Plan Amendment No. 1039:** A General Plan Amendment to change the project
24 site's General Plan Foundation Component from Rural (RUR) to Rural Community (RC)
25 and to change its General Plan Land Use Designation from Rural Residential (RR) (5-Acre
26 Minimum) to Estate Density Residential (EDR) (2-Acre Minimum), on one parcel, totaling
27 6.9-acres, located within the Third Supervisorial District, the Southwest Area Plan, the
28 Rancho California Zoning District, and at the southwest corner of Parado Del Sol Drive

1 and Delgado Way, as shown on the Exhibit 6 titled, "GPA001039 / PM36860 Proposed
2 General Plan," a copy of which is attached hereto and incorporated herein by reference.
3 General Plan Amendment No. 1039 is associated with Environmental Assessment No.
4 41872 and Tentative Parcel Map No. 36860, which were considered concurrently with this
5 amendment at the public hearings before the Planning Commission and the Board of
6 Supervisors. The Planning Commission recommended to the Board of Supervisors
7 approval of General Plan Amendment No. 1039 on November 4, 2015, approving
8 Resolution No. 2015-026. The Board of Supervisors tentatively approved General Plan
9 Amendment No. 1039 on December 15, 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 Assessment No. 41872, that:

- 12 1. The project site is located within the Southwest Area Plan.
- 13 2. The Southwest Area Plan Land Use Map establishes the extent, intensity, and
14 location of land uses within the Southwest area.
- 15 3. General Plan Amendment No. 1039 is a Foundation Component Amendment,
16 which was timely filed for the eight year General Plan review cycle.
- 17 4. The project site has an existing General Plan Land Use Designation of Rural: Rural
18 Residential (R:RR) (5-Acre Minimum).
- 19 5. General Plan Amendment No. 1039 will result in changing the project site's Land
20 Use Designation to Rural Community: Estate Density Residential (RC:EDR) (2-
21 Acre Minimum), as shown on the Exhibit 6 titled "GPA001039 / PM36860
22 Proposed General Plan," a copy of which is attached hereto and incorporated herein
23 by reference.
- 24 6. The project site is surrounded by properties having a General Plan Land Use
25 Designation of Rural Residential (RR) (5-Acre Minimum) to the north, east, west
26 and south.
- 27 7. The project site has an existing Zoning Classification of R-A-2.5 (Residential
28 Agricultural – 2-Acre Minimum).

- 1 8. The project site is surrounded by properties having a Zoning Classification of R-A-
2 2.5 (Residential Agricultural – 2-Acre Minimum) to the east, north, south, and
3 west.
- 4 9. The project site is surrounded by large lot, single family residential and light
5 agriculture.
- 6 10. General Plan Amendment No. 1039 does not conflict with the Riverside County
7 Vision Statement or create an internal inconsistency. Specifically, the Housing
8 portion of the Vision Statement says, “Regional forecasts of housing needs are well
9 coordinated within Riverside County and are accepted by regional and state
10 agencies.” Currently, Riverside County is in the process of updating its General
11 Plan Housing Element. The project’s increased development density would enable
12 more dwelling units to be constructed and therefore, would further contribute to
13 satisfying the State mandated RHNA (Regional Housing Needs Assessment)
14 required amount of dwelling units. Additionally, the Population Growth portion of
15 the General Plan Vision Statement says, “Population growth continues and is
16 focused where it can best be accommodated.” Furthermore, the Population Growth
17 section states, “New growth patterns no longer reflect a pattern of random sprawl.
18 Rather, they follow a framework of transportation and open space corridors, with
19 concentrations of development that fit into that framework. In other words,
20 important open space and transportation corridors define growth areas.” Pursuant
21 to the Vision Statement, this consolidates future growth into an area than can
22 accommodate it and will reduce further residential sprawl. For these reasons, this
23 project is consistent with the Riverside County Vision Statement and this General
24 Plan Foundation Component modification is justified.
- 25 11. General Plan Amendment No. 1039 will not change or conflict with any principle
26 set forth in General Plan Appendix B. Specifically, this General Plan Amendment
27 is consistent with the following principles:
28

- 1 a. The first principle is within the Community Design category – Maturing
2 Communities which states that The General Plan Vision acknowledges that
3 every community in the County is maturing in its own way, at its own pace,
4 and within its own context. Policies and programs should be tailored to
5 local needs in order to accommodate the particular level of anticipated
6 maturation in any given community. This project furthers the principle by
7 allowing the community to mature at its own pace and with its own context,
8 while remaining compatible with the existing community.
- 9 b. The second principle is within the Community Design category –
10 Community Variety, Choice, and Balance which states that the intent of the
11 General Plan to foster variety and choice in community development,
12 particularly in the choice and opportunity for housing in various styles, of
13 various densities, of a wide range of prices and accommodating a range of
14 life styles in equally diverse community settings, emphasizing compact and
15 higher density choices. This project will further this principle by allowing a
16 density that is constant with the community vision.

17 As a result, this project does not conflict with any of the General Plan principles.

- 18 12. General Plan Amendment No. 1039 will result in changing the project site's
19 Foundation Component Designation from Rural (RUR) to Rural Community (RC).
20 Upon this change, the Land Use Designation change to Estate Density Residential
21 (EDR) (2-Acre Minimum) will be consistent with the Community Development
22 (CD) Foundation. Once the Foundation is changed to Rural Community (RC), no
23 further changes will be needed and there will not be any conflict with any
24 Foundation Component in the General Plan.
- 25 13. General Plan No. 1039 has been reviewed in conjunction with each of the Riverside
26 County General Plan Elements, including Vision, Land Use, Circulation, Multi-
27 Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities,
28 and Administration, and it has been determined that this project is in conformance

1 with the policies and objectives of each Element. As a result, this project will not
2 create an internal inconsistency among any of the General Plan Elements.

3 14. General Plan Amendment No. 1039 would contribute to the purposes of the
4 General Plan or, at a minimum, would not be detrimental to them in the following
5 ways:

6 a. Policy LU 22.1 of the General Plan Land Use element states, "Accommodate
7 the development of single- and multi-family residential units in areas
8 appropriately designated by the General Plan and area plan land use maps." The
9 project site is designated for residential use. As a result of this General Plan
10 Amendment, the project site will be changed to allow development at one
11 dwelling unit per 2-acres, consistent and compatible with the other existing
12 developments and parcel sizes in the surrounding area.

13 b. Policy LU 22.4 of the General Plan Land Use Element states, "Accommodate
14 the development of a variety of housing types, styles, and densities that are
15 accessible to and meet the needs of a range of lifestyles, physical abilities, and
16 income levels." This General Plan amendment will further this policy by
17 allowing for the integration of a variety of lot sizes in conjunction with the
18 existing large lots in the area, while still preserving the rural nature of the
19 community.

20 15. New conditions or special circumstances were disclosed during the review process
21 that justify modifying the General Plan. The special circumstance is that this
22 project is consistent with Tract No. 3944 and the local community vision for the
23 area, however this vision of minimum 2 21/2 acre lots does not fit perfectly into the
24 categories for land use designations and some accommodation needs to be made to
25 allow this community vision to continue. Therefore, a case by case analysis for
26 land divisions in this unique community is warranted. As a result, a Foundation
27 Component modification is justified because of these new circumstances.
28

1 16. General Plan Amendment No. 1039 will not be detrimental to the public health,
2 safety, or welfare.

3 17. The findings of the Initial Study performed pursuant to Environmental Assessment
4 No. 41872, a copy of which is attached hereto, are incorporated herein by
5 reference. The Initial Study resulted in preparation of a Negative Declaration of
6 environmental effects and a determination that this General Plan Amendment
7 would not have any potentially significant impacts and concluded that the project
8 would not have a significant effect on the environment.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** a Negative
10 Declaration for Environmental Assessment No. 41872 and **ADOPTS** General Plan Amendment No. 1039,
11 as described herein and as shown Exhibit No. 6 titled, "GPA001039 / PM36860 Proposed General Plan."

12 **T. General Plan Amendment No. 1157:** This General Plan Amendment is in accordance
13 with the settlement and release agreement approved by the Board of Supervisors for the
14 lawsuit entitled *J to the 5th, et al. v. County of Riverside*, Riverside County Superior Court,
15 Case No. MCC 1400542. Pursuant to the settlement and release agreement, GPA No. 1157
16 proposes to remove five parcels, totaling approximately 60-acres, comprised of APNs 966-
17 380-028 through 966-380-032, from the Temecula Valley Wine Country Policy Area
18 boundary by revising figures 4, 4B and Table 2 in the Southwest Area Plan, copies of
19 which are attached hereto and incorporated herein by reference. General Plan Amendment
20 No. 1157 is associated with Addendum No. 1 to Environmental Impact Report No. 524,
21 which was considered concurrently with this amendment at the public hearings before the
22 Planning Commission and the Board of Supervisors. The Planning Commission
23 recommended to the Board of Supervisors approval of General Plan Amendment No. 1157
24 on February 17, 2016, approving Resolution No. 2016-005. The Board of Supervisors
25 tentatively approved General Plan Amendment No. 1157 on March 15, 2016.

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. 41872, that:

28 1. The project site is located within the Southwest Area Plan.

- 1 2. The Southwest Area Plan Land Use Map establishes the extent, intensity, and
2 location of land uses within the Southwest area.
- 3 3. General Plan Amendment No. 1157 is a County initiated General Plan amendment.
- 4 4. The project site has an existing General Plan Land Use Designation of Rural:
5 Residential (RUR:RR) and Rural: Rural Mountainous (RUR:RM) within the
6 Temecula Valley Wine Country Policy Area.
- 7 5. General Plan Amendment No. 1157 will remove the project site from the Temecula
8 Valley Wine Country Policy Area boundary.
- 9 6. The project site is surrounded by properties having a General Plan Land Use
10 Designation of Rural Residential (RR) (5-Acre Minimum) to the west, north, and
11 east, and Rural Mountainous (RM) (10-Acre Minimum) to the south.
- 12 7. The project site has an existing Zoning Classification of R-A-10 (Residential
13 Agricultural – 10-Acre Minimum) and R-R (Rural Residential).
- 14 8. The project site is surrounded by properties having a Zoning Classification of R-A-
15 10 (Residential Agricultural – 10-Acre Minimum) to the south, Wine Country
16 Equestrian to the east and west, and R-A-20 (Residential Agricultural – 20-Acre
17 Minimum) to the north.
- 18 9. The project site is surrounded by large lot, single family residential and agriculture
19 related to wine production.
- 20 10. General Plan Amendment No. 1157 does not conflict with the Riverside County
21 Vision Statement or create an internal inconsistency. The Temecula Valley Wine
22 Country Policy Area was established as part of the Temecula Valley Wine Country
23 Community Plan approved by the Board on March 11, 2014. The Policy Area
24 promotes large lot estates and limited commercial uses that are consistent with the
25 areas rural agricultural characteristics. The project site will be surrounded by the
26 Policy Area to the north, west, east and portion it's southern boundary. The parcels'
27 existing rural land use designations would also accommodate rural residential
28

1 development and therefore is consistent with the land use development pattern of
2 this region.

- 3 11. General Plan Amendment No. 1157 will not change or conflict with any principle
4 set forth in General Plan Appendix B. Specifically, the Wine Country Community
5 Plan's potential environmental impacts were analyzed through Environmental
6 Impact Report (EIR) No. 524. The removal of these parcels from the policy area
7 does not represent new regional impacts in EIR No. 524. The removal would result
8 in fewer limited commercial uses than what would have contributed to the potential
9 environmental impacts disclosed in the EIR No. 524. There is no currently pending
10 development application for these parcels. Any future development of these parcels
11 will be guided by the existing land use designations and the General Plan Policies.
- 12 12. General Plan Amendment No. 1157 does not involve a change in or conflict with
13 any Foundation Component in the General Plan. The project site will retain their
14 existing Foundation Component and Land Use Designations.
- 15 13. General Plan Amendment No. 1157 contributes to achieving the General plan
16 purpose and will not be detrimental to them. The parcels' existing General Plan
17 Land Use Designation is consistent with the rural characteristics of this region and
18 would not conflict with the adjacent Policy Area.
- 19 14. GPA No. 1157 will make modifications to the boundary of the Temecula Valley
20 Wine Country Policy Area that the Board of Supervisors agreed to process as part
21 of the settlement and release agreement entered into on August 31, 2015 and such
22 agreement is a special circumstance or condition that emerged which was not
23 anticipated in preparing the General Plan.
- 24 15. General Plan Amendment No. 1157 will not be detrimental to the public health,
25 safety, or welfare.
- 26 16. An Initial Study resulted in preparation of an Addendum to the previously certified
27 Environmental Impact Report No. 524, a copy of which is attached hereto and is
28

1 incorporated herein by reference. The Addendum resulted in a determination that
2 this General Plan Amendment will not have a significant effect on the environment.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has **CONSIDERED** an
4 Addendum to Environmental Assessment No. 524 and **ADOPTS** General Plan Amendment No. 1157, as
5 described herein and as shown on figures 4, 4B and Table 2 of the Southwest Area Plan attached hereto.

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

9
10 ROLL CALL:

11 Ayes: Jeffries, Tavaglione, Benoit and Ashley
12 Nays: None
13 Absent: Washington

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

16 KECIA HARPER-IHEM, Clerk of said Board

17 By  Deputy

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ATTACHMENTS FILED
WITH
THE CLERK OF THE BOARD