

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.

28

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.

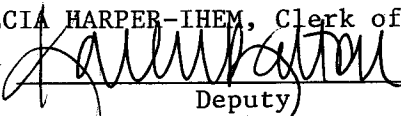
3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has **CONSIDERED** an
4 Addendum to Environmental Assessment No. 524 and **ADOPTS** General Plan Amendment No. 1157, as
5 described herein and as shown on figures 4, 4B and Table 2 of the Southwest Area Plan attached hereto.

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 By 
17 Deputy
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