

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



ITEM: 3.23
(ID # 12329)

MEETING DATE:
Tuesday, April 21, 2020

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
RESOLUTION NO. 2020-060 AMENDING THE RIVERSIDE COUNTY
GENERAL PLAN - FIRST CYCLE OF LAND USE ELEMENT GENERAL PLAN
AMENDMENTS FOR 2020 (General Plan Amendment (GPA) No. 190005).
District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT RESOLUTION NO. 2020-060** amending the Riverside County General Plan in accordance with the Board's tentative action taken on General Plan Amendment No. 190005; and
2. **DIRECT** the Planning Department to incorporate the changes made by GPA No. 190005 into the Riverside County General Plan Land Use Element and associated area plan, tables and figures.

ACTION: Policy

Charissa Leach, Assistant TLMA Director

4/9/2020

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: April 21, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By:
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: N/A	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County has the ability to process four updates to its General Plan annually. The general plan amendment comprising the First Cycle of General Plan Amendments for 2020 was considered by the Planning Commission and Board of Supervisors during public hearings, which are listed below. GPA No. 190005 is an Entitlement/Policy Amendment.

INDIVIDUAL AMENDMENT:

Propane Business

General Plan Amendment No. 190005 (Entitlement/Policy Amendment): A proposal to amend the current General Plan land use designation of approximately 2.21 acres from Low Density Residential (CD:LDR) (1/2 acre minimum) to Community Development: Light Industrial (CD:LI) (0.25 - 0.60 FAR), as shown on Exhibit 6 titled "GPA190005 CUP190003" attached to Resolution No. 2020-060. The project site is located within the Harvest Valley/Winchester Area Plan in the Third Supervisorial District, specifically located north of 9th Avenue, south of Grand Avenue, east of Washington Avenue, and west of Winchester Road. GPA No. 190005 is associated with Conditional Use Permit No. 190003, CEQ No. 190051 and the related Negative Declaration, which were considered concurrently with this amendment at the public hearings before the Planning Commission and Board of Supervisors. The Planning Commission recommended that the Board of Supervisors tentatively approve GPA No. 190005 on January 29, 2020. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment No. 190005 on April 7, 2020.

Impact on Residents and Businesses

This project has been carefully considered, analyzed, and reviewed during the public hearings before the Planning Commission and Board of Supervisors on the date specified for each item listed above.

SUPPLEMENTAL:

Additional Fiscal Information

All fees paid by the applicant.

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

ATTACHMENTS:

A. Resolution No. 2020-060



Jason Farin, Senior Management Analyst

4/15/2020



Gregory V. Priapros, Director County Counsel

4/10/2020

2 **RESOLUTION NO. 2020-060**
3 **AMENDING THE RIVERSIDE COUNTY**
4 **GENERAL PLAN**

5 **(First Cycle of General Plan Amendments for 2020)**


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

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

13 **WHEREAS**, the proposed general plan amendment was discussed fully with testimony and
14 documentation presented by the public and affected government agencies; now, therefore,

15 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
16 of the County of Riverside in regular session assembled on April 21, 2020 that:

- 17 **A. General Plan Amendment (GPA) No. 190005** amends the current General Plan land use
18 designation of approximately 2.21 acres from Community Development: Low Density
19 Residential (CD:LDR) (1/2 acre minimum) Community Development: Light Industrial
20 (CD:LI) (0.25 - 0.60 FAR), as shown on Exhibit 6 titled “GPA190005 CUP190003,”
21 attached hereto and incorporated herein by reference. The project site is located within the
22 Harvest Valley/Winchester Area Plan in the Third Supervisorial District, specifically
23 located north of 9th Avenue, south of Grand Avenue, east of Washington Avenue, and west
24 of Winchester Road. GPA No. 190005 is associated with Conditional Use Permit No.
25 190003, and CEQ No. 190051, which were considered concurrently with this amendment
26 at the public hearings before the Planning Commission and Board of Supervisors. The
27 Planning Commission recommended that the Board of Supervisors tentatively approve
28 GPA No. 190005 during a regularly scheduled public meeting on January 29, 2020. After

TWINI APPROVED COUNTY COUNSEL
 BY: 
 TIFFANY N. NORTH
 DATE: 4/21/2020

1 taking public testimony, the Board of Supervisors closed the public hearing and tentatively
2 approved GPA No. 190005 on April 7, 2020.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
4 this matter, both written and oral, including CEQ No. 190051, that:

- 5 1. The site is located within the Harvest Valley/Winchester Area Plan.
- 6 2. The Harvest Valley/Winchester Area Plan Land Use Map establishes the extent,
7 intensity, and location of land uses within the Harvest Valley/Winchester area.
- 8 3. GPA No. 190005 is an Entitlement/Policy Amendment.
- 9 4. The project site has an existing General Plan land use designation of Community
10 Development: Low Density Residential (CD: LDR) [1/2 acre minimum].
- 11 5. GPA No. 190005 proposes to modify the existing General Plan land use designation
12 to Community Development: Light Industrial (CD: LI) [0.25 – 0.60 FAR], as shown
13 on Exhibit 6.
- 14 6. The project site is generally surrounded by properties having General Plan land use
15 designations of Low Density Residential to the north, west and east; and Mixed Use
16 Area to the south.
- 17 7. An Entitlement/Policy General Plan amendment may be approved if the change does
18 not involve a change in or conflict with the Riverside County Vision, any General
19 Planning Principle set forth in General Plan Appendix B, or any Foundation
20 Component Designation in the General Plan; the proposed amendment would either
21 contribute to the purposes of the General Plan or, at a minimum, would not be
22 detrimental to them; and a special circumstances or conditions has emerged that was
23 unanticipated in preparing the General Plan.
- 24 8. GPA No. 190005 does not involve a change in or conflict with the Riverside County
25 Vision. Specifically, GPA No. 190005 is consistent with the following visions:
 - 26 a. The General Plan Vision Statement, in its introductory discussion on Risk,
27 provides, “We readily acknowledge that there is a certain degree of risk and
28 uncertainty regarding future expectations, especially as they relate to land

1 resources and how we manage them. At the same time, through the unique
2 planning opportunities present here, we seek to make the risks known and
3 avoid arbitrary and capricious decision making that aggravates the normal
4 risks in human affairs.” The project as proposed is not without its risks and
5 potential impacts to the environment, but these have been documented in the
6 Environmental Assessment and made available for the public and for decision
7 makers on the project to consider. On the introductory discussion of
8 Employment, the General Plan Vision Statement provides, “We acknowledge
9 gainful employment as one of the most basic individual needs and value a
10 growing and diversified job base within which our residents may find a wide
11 range of income opportunities in the agricultural, commercial, industrial,
12 office, tourism, and institutional sectors of our economy.” The proposed
13 project, would continue to support employment in the area and in a type of
14 use that is needed in the area based on the desire of the applicant to locate in
15 this area to serve existing and prospective customers. With the growing
16 population and demand for propane for more rural areas of Riverside County,
17 expansion of the business will provide additional employment opportunities.

18 b. On the topic of Air Quality, the General Plan Vision Statement provides, “Air
19 quality is viewed as such an important factor in quality of life that its
20 measurements are used as a major factor in evaluating the Plan’s
21 performance.” The General Plan Amendment will change the project site’s
22 land use designation from Low Density Residential to Light Industrial. The
23 project’s Environmental Assessment provides that the operation of the
24 proposed propane facility would generate a relatively minimal amount of
25 commercial vehicle trips for the propane facility and therefore would not
26 generate a substantial amount of vehicle emissions, likely similar to what
27 would be proposed with development under the existing land use designation
28 of Community Development: Low Density Residential (CD: LDR) [1/2 acre

1 minimum]. The project site is not open to the public, so no additional vehicle
2 emissions would be generated.

3 c. On the topic of Sustainability and Global Environmental Stewardship, the
4 General Plan Vision Statement provides, “Measures that reduce carbon
5 emissions and increase energy efficiency are now routinely included in all
6 areas of growth within Riverside County – new development, retrofitting of
7 existing structures, as well as new and ongoing operations.” As is shown in
8 the Environmental Assessment, the project is not proposing any buildings,
9 however the site is proposing three propane tanks to the site and would have
10 a relatively low amount of vehicle trips. Therefore carbon emissions will
11 remain low as analyzed in the air quality and greenhouse gases sections of
12 the Environmental Assessment.

13 d. On the topic of Jobs and the Economy, the General Plan Vision Statement
14 provides, “Implementation of the RCIP provides a clear picture of the fiscal
15 implications of land use policies and documents the financial, as well as
16 physical and social viability of communities in Riverside County.” The
17 proposed project would continue to support employment in the area in that
18 propane is a needed source of fuel for residential and commercial uses. The
19 delivery of propane to commercial businesses and growing population to the
20 vicinity will increase the number of jobs created in the future. Additionally,
21 the project has been designed in consideration of the surrounding area to
22 design and operate the project to minimize impacts to the surrounding area,
23 which is detailed in the project’s Environmental Assessment.

24 e. For the above reasons, GPA No. 190005 does not involve a change in or
25 conflict with the Riverside County Vision.

26 9. GPA No. 190005 does not involve a change in or conflict with any General Planning
27 Principle set forth in General Plan Appendix B. Specifically, GPA No. 190005 is
28 consistent with the following principles:

1 a. General Plan Principle I.C.1. (Maturing Communities) provides, “The
2 General Plan Vision acknowledges that every community in the County is
3 maturing in its own way, at its own pace and within its own context. Policies
4 and programs should be tailored to local needs in order to accommodate the
5 particular level of anticipated maturation in a given community.” This
6 Principle highlights that communities are not fixed in their development
7 patterns, but that over time may transition, in particular to more urban uses
8 and intensities, while still respecting the existing communities where they
9 meet by transitioning densities and providing buffers where appropriate.
10 Such maturing communities may require changes to land use designations to
11 accommodate for expanding markets in certain industries. In the
12 circumstances of GPA No. 190005, the proposed use with the related CUP
13 No. 190003 is intended to serve less dense and more rural communities with
14 propane delivery, where natural gas service is not available. For ease of
15 service to these less dense and more rural communities, allowing for the
16 proposed land use through the amendment to the land use designation to Light
17 Industrial provides for changes to cater to this specific non-residential use to
18 serve these areas of unincorporated county that are not located within or near
19 more urban centers of either the unincorporated or incorporated county.

20 b. General Plan Principle VII (Economic Development Principles) provides for
21 Economic Development, which aims to expand the current and future
22 economic and employment base within the County to allow residents to both
23 live and work within the County. Additionally, the Principles for Economic
24 Development encourage locating industrial uses in proximity to freeways and
25 arterial highways, which the project is doing with its location off of State
26 Highway 79/Winchester Road. The proposed use with the related CUP No.
27 190003 would provide for a non-residential use that would generate
28 economic activity within the area of the county that does not have an

1 expansive or diverse economic base that will directly create jobs and provide
2 potential for further economic and job growth while also providing a
3 necessary service for rural areas of the county.

4 c. For the above reasons, GPA No. 190005 would not involve a change in or
5 conflict with any Riverside County General Planning Principle set forth in
6 General Plan Appendix B.

7 10. GPA No. 190005 does not involve a change in or conflict with any Foundation
8 Component Designation in the General Plan because GPA No. 190005 proposes a
9 land use designation that is within the same Foundation Component Designation as
10 the existing land use designation.

11 11. GPA No. 190005 will contribute to the purposes of the General Plan or, at a
12 minimum, will not be detrimental to them. The purposes of General Plan are to set
13 direction for land use and development in strategic locations, provide for the
14 development of the economic base, establish a framework of the transportation
15 system, and the preservation of extremely valuable natural and cultural resources.
16 The project is located along Winchester Road, a heavily traveled road, which is prime
17 location for commercial and industrial businesses. The proposed project will allow
18 trucks to deliver propane to existing residential and commercial uses and having
19 direct access to Winchester Road will not burden smaller roads intended for
20 residential traffic because the project has been conditioned to pay for Transportation
21 Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.
22 Therefore, the proposed General Plan Amendments are not detrimental to the
23 purposes of the General Plan and specifically implement it by strategically planning
24 for land uses in specific locations.

25 12. A special circumstances or conditions has emerged that was unanticipated in
26 preparing the General Plan. The project site was designated as Community
27 Development: Low Density Residential (CD: LDR) [1/2 acre minimum] in 2003 and
28 was again approved with the County's update to the General Plan that began in 2008

1 and was approved in 2015. Since that last update began in 2008, the County
2 approved large areas within the Winchester area immediately south of the Project
3 site as Community Development: Mixed Use Areas (CD:MUA) to foster additional
4 density and housing construction to meet the County's housing needs. Although this
5 change did not include the Project site, this change in land use designation to areas
6 immediately south of the Project site makes the nearby areas not as compatible with
7 the existing Low Density-Residential land use designation of the Project site. A more
8 intense and possibly non-residential land use designation would therefore be more
9 appropriate for the area. The Project site's location along State Highway
10 79/Winchester Road provides a means of access and routing to other areas of the
11 County that make non-residential development feasible. While the proposed land
12 use designation of Community Development: Light Industrial (CD: LI) [0.25 – 0.60
13 FAR] could accommodate a variety of uses, any particular uses proposed would still
14 need to show their compatibility for the surrounding existing and planned area.

- 15 13. GPA No. 190005 is required to expand basic employment job opportunities (jobs
16 that contribute directly to the County's economic base) and that would improve the
17 ratio of jobs-to-workers in the County. The project site has generally been vacant
18 since its designation as Low Density Residential in 2003 and has temporarily been
19 used as a contractor's storage yard. Based on that, the project site has been unable to
20 attract a viable residential development or project with its current land use
21 designation. The proposed project presents a viable use for the site with a Light
22 Industrial land use designation, with a business to the unincorporated area of
23 Riverside County. This business would incrementally bring additional jobs based to
24 unincorporated Riverside County that would improve the ratio of jobs-to workers in
25 unincorporated Riverside County. The existing operation is an established business
26 and is located in the City of Menifee. The expansion of the business has resulted in
27 proposing a larger facility by the Project compared to the existing facility in Menifee,
28 with the creation of additional jobs. Additionally, since the applicant serves a

1 particular customer area, location is important to adequately serve their customers.
2 County staff has worked with the applicant on alternative sites within the area
3 between Menifee, Hemet, and Murrieta, and few sites fit the needs of the applicant
4 and none more so than the proposed site to be able to move the operation to
5 unincorporated Riverside County.

6 14. GPA No. 190005 has been reviewed in conjunction with each of the Riverside
7 County General Plan Elements, and the Harvest Valley/Winchester Plan; and it has
8 been determined that GPA No. 190005 is in conformance with the policies and
9 objectives of each Element and the Area Plan. As a result, GPA No. 190005 does
10 not create an internal inconsistency among any component of the Riverside County
11 General Plan.

12 15. Based on the above, GPA No. 190005 will not be detrimental to the public's health,
13 safety, or welfare.

14 16. CEQ No. 190051, a copy of which is incorporated herein by reference, determined
15 that GPA No. 190005 and the associated project could not have potentially
16 significant impacts. The initial study resulted in preparation of a Negative
17 Declaration of environmental effects and a determination that GPA No. 190005 and
18 the associated project would not have a significant effect on the environment.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Negative
20 Declaration for CEQ No. 190051, based on the findings found in the initial study, incorporated herein by
21 reference, and **ADOPTS** General Plan Amendment No. 190005, as described herein and shown on Exhibit
22 6 titled "GPA190005 CUP190003," attached here to and incorporated herein by reference.


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

26 ROLL CALL:

27 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
28 Nays: None
Absent: None

04.21.2020 3.23

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

KECIA R. HARPER - Clerk of said Board
By  Deputy

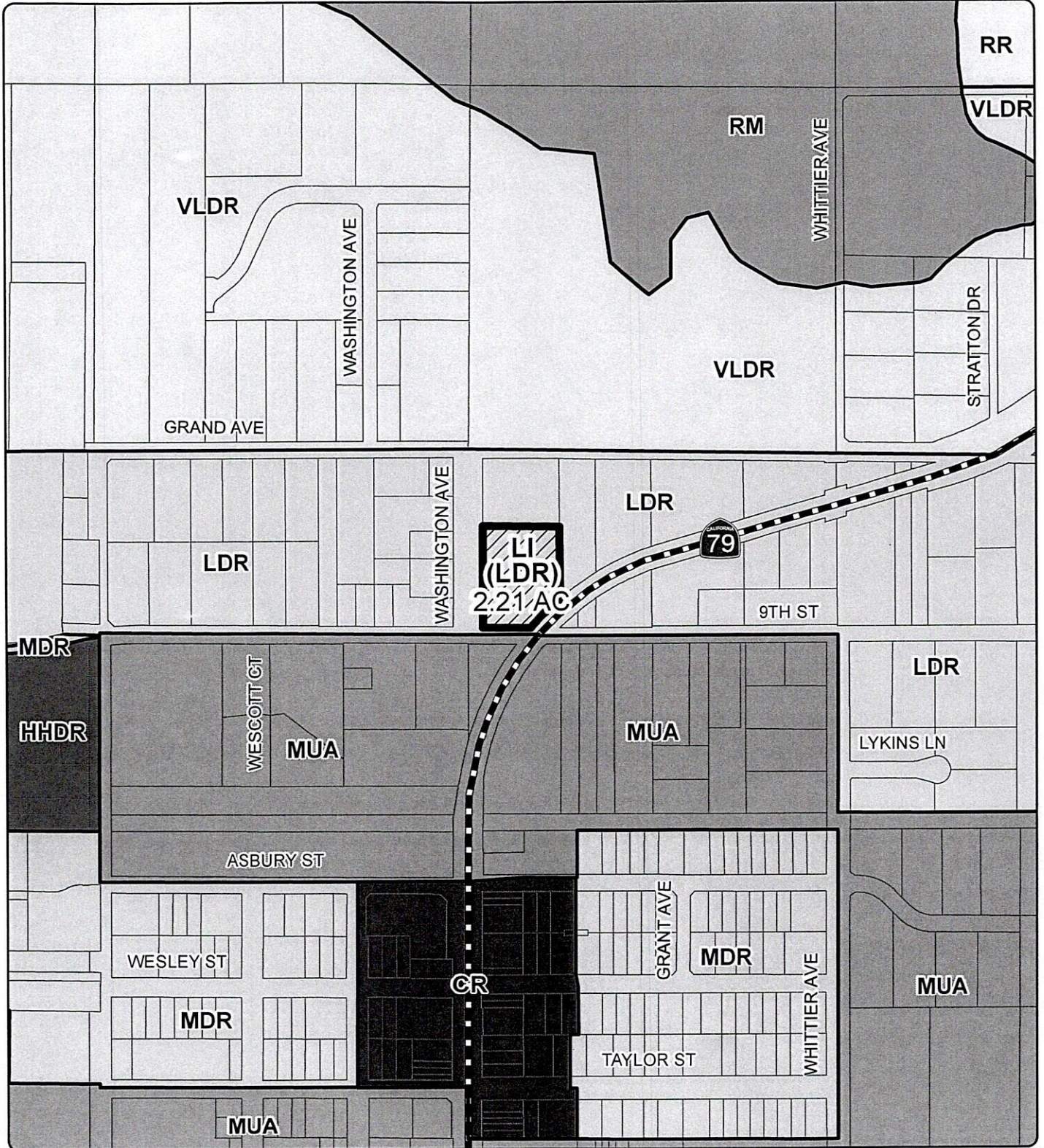
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA190005 CUP190003

PROPOSED GENERAL PLAN

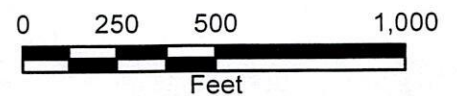
Supervisor: Washington
District 3

Date Drawn: 11/12/2019
Exhibit 6



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>