

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



ITEM: 3.30
(ID # 14500)

MEETING DATE:

Tuesday, April 27, 2021

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
Resolution No. 2021-042 Amending the Riverside County General Plan - First Cycle of Land Use Element General Plan Amendments for 2021 (General Plan Amendment (GPA) Nos. 190012 and 190017, Ordinance No. 348.4951 Related to GPA NO. 190012, Adopting Ordinance No. 348.4948 Related to GPA NO. 190017. District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT RESOLUTION NO. 2021-042** amending the Riverside County General Plan in accordance with the Board's tentative action taken on General Plan Amendment Nos. 190012 and 190017;
2. **ADOPT ORDINANCE NO. 348.4951** amending the zoning in the Lower Coachella Valley Zoning District as shown on Map No. 41.099, Change of Zone No. 1900034;
3. **ADOPT ORDINANCE NO. 348.4948** amending the zoning in the Lower Coachella Valley Zoning District as shown on Map No. 41.098, Change of Zone No. 1900048; and
4. **DIRECT** the Planning Department to incorporate the changes made by GPA Nos. 190012 and 190017 into the Riverside County General Plan Land Use Element and associated Area Plans, tables and figures.

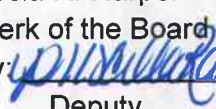
ACTION: Policy


John Hildebrand, Planning Director 4/12/2021

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended, and that Ordinance 348.4948 and Ordinance 348.4951 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez, and Hewitt
Nays: None
Absent: None
Date: April 27, 2021
xc: Planning, COB

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 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| SOURCE OF FUNDS: Applicant Fees 100%. | | | Budget Adjustment: No | |
| | | | For Fiscal Year: N/A | |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County may process, on a yearly basis, up to four updates to its General Plan Land Use Element. In Riverside County, these updates are known as “cycles.” The amendments that make up the First Cycle of Land Use Element General Plan Amendments for 2021 were considered during public hearings by the Planning Commission and the Board of Supervisors on the dates specified for each item listed below. GPA No. 190012 is an Agricultural Foundation Component and Entitlement/Policy Amendment, and GPA No. 190017 is an Entitlement/Policy Amendment.

INDIVIDUAL AMENDMENTS:

VSR MU

General Plan Amendment No.190012 (Agricultural Foundation Component and Entitlement/Policy Amendment): A proposal to amend the General Plan Foundation Component and Land Use designation of approximately 27.11 acres from Agriculture: Agriculture (AG: AD) [10 Acre Minimum] to Community Development: Mixed Use Areas (CD: MUA), as shown on Exhibit 6 titled “CZ1900034 GPA190012 TPM37801 CUP190030.” The project site is located within the Eastern Coachella Valley Area Plan in the Fourth Supervisorial District, specifically located north of 58th Avenue, south of Airport Boulevard, east of Monroe Street, and west of Jackson Street. GPA No. 190012 is associated with Change of Zone No. 1900034, Conditional Use Permit No. 190030, Tentative Parcel Map No. 37801, and CEQA Assessment No. 190110, which were considered concurrently with this amendment at the public hearings before the Planning Commission and the Board of Supervisors. The Planning Commission recommended that the Board of Supervisors tentatively approve GPA No. 190012 on December 16, 2020. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment on February 9, 2021.

The adoption of Ordinance No. 348.4951 will finalize the Board’s tentative approval of the project on February 9, 2021. Ordinance No. 348.4951 will formally change the property’s zoning classification and amend the County’s zoning map to reflect the new zoning classification.

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

Oasis Villa

General Plan Amendment No. 190017 (Entitlement/Policy Amendment): is a proposal to amend the General Plan Land Use Designation of approximately 26.23 acres from Community Development: Medium Density Residential (CD: MDR) [2-5 DU/AC] to Commercial Retail (CD: CR) [0.25-0.35 FAR] and Community Development: High Density Residential (CD:HDR) [8-14 DU/AC], as shown in Exhibit 6 titled "CZ1900048 GPA190017 TPM37590 PPT190037." The subject property is located within the Eastern Coachella Valley Area Plan in the Fourth Supervisorial District, specifically located north of 68th Avenue, south of 66th Avenue, east of Harrison Street, and west of Tyler Street. GPA No. 190017 is associated with Change of Zone No. 1900048, Tentative Parcel Map No. 37950, Plot Plan No. 190037, and CEQA Assessment No. 190165, 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 the project on December 2, 2020. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment No. 190013 on January 26, 2020.

The adoption of Ordinance No. 348.4948 will finalize the Board's tentative approval of the project on January 26, 2021. Ordinance No. 348.4948 will formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

Impact on Residents and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

All fees paid by the applicant.

ATTACHMENTS:

- A. Resolution No. 2021-042
- B. Ordinance No. 348.4951 (CZ NO. 1900034)
- C. Ordinance No. 348.4948 (CZ NO. 1900048)


Jason Farin, Principal Management Analyst

4/22/2021


Gregory L. Prietos, Director County Counsel

4/21/2021

2
3 **RESOLUTION NO. 2021-042**
4 **AMENDING THE RIVERSIDE COUNTY**
5 **GENERAL PLAN**

6 **(First Cycle of Land Use Element General Plan Amendments for 2021)**
7

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

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

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

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

19 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
20 of the County of Riverside in regular session assembled on April 27, 2021 that:

- 21 **A. General Plan Amendment (GPA) No. 190012** amends the General Plan Foundation
22 Component and Land Use designation of approximately 27.11 acres from Agriculture:
23 Agriculture (AG: AD) [10 Acre Minimum] to Community Development: Mixed Use Areas
24 (CD:MUA), as shown on Exhibit 6 titled “CZ1900034 GPA190012 TPM37801
25 CUP190030,” attached hereto and incorporated herein by reference. The project site is
26 located within the Eastern Coachella Valley Area Plan in the Fourth Supervisorial District,
27 specifically located north of 58th Avenue, south of Airport Boulevard, east of Monroe Street,
28 and west of Jackson Street. GPA No. 190012 is associated with Change of Zone No.

FORM APPROVED COUNTY COUNSEL
BY:  4/20/21
LEILA J. MOSHREF-DANESH DATE

1 1900034, Tentative Parcel Map No. 37801, Conditional Use Permit No. 190030, and
2 Environmental Assessment No. 190110, which were considered concurrently with this
3 amendment at the public hearings before the Planning Commission and the Board of
4 Supervisors. The Planning Commission recommended that the Board of Supervisors
5 tentatively approve GPA No. 190012 on December 16, 2020. After taking public testimony,
6 the Board of Supervisors closed the public hearing and tentatively approved General Plan
7 Amendment on February 9, 2021.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on
9 this matter, both written and oral, including Environmental Assessment No. 190110, that:

- 10 1. The site is located within the Eastern Coachella Valley Area Plan.
- 11 2. The Eastern Coachella Valley Area Plan Land Use Map establishes the extent, intensity, and
12 location of land uses within the Eastern Coachella Valley Area Plan.
- 13 3. GPA No. 190012 is an Agricultural Foundation Component and Entitlement/Policy
14 Amendment.
- 15 4. The project site has an existing General Plan Foundation Component and land use
16 designation of Agriculture: Agriculture (AG: AD) [10 Acre Minimum].
- 17 5. GPA No. 190012 changes the General Plan Foundation Component and land use designation
18 to Community Development: Mixed Use Areas (CD: MUA), as shown in Exhibit 6.
- 19 6. The project site is generally surrounded by properties having General Plan land use
20 designations of Agriculture to the north, east and south.
- 21 7. An Agricultural Foundation Component Amendment may be approved if it does not result
22 in a conversion from the Agriculture Foundation Component to any other Foundation
23 Component in excess of the Agricultural Amendment General Authorization Acreage during
24 any 2½ Year Agricultural Foundation Amendment Cycle, as provided in section 2.7.b.3. of
25 Ordinance No. 348; and the amendment would either contribute to the achievement of the
26 purposes of the General Plan or, at a minimum, not detrimental to them.
- 27 8. The Planning Director has determined that the Project would result in less than seven percent
28 (7%) of the Agricultural Foundation Base Acreage being converted to a different Foundation

1 Component within the 2 ½ year current cycle (January 1, 2019 through June 30, 2021), and
2 no other agriculture land has been converted within that time span. The total agricultural
3 land designated in Area B (Western Coachella Valley Area Plan and Eastern Coachella
4 Valley Area Plan) is 42,066 acres. The conversion of the Project site of 27.11 acres
5 represents approximately 0.0006% conversion. Therefore, agriculture land conversion
6 greater than seven percent (7%) would not occur either cumulatively or directly from this
7 Project. In addition, the proposed amendment would, at a minimum, would not be
8 detrimental to agricultural properties for agricultural development as most of the
9 surrounding area is existing agricultural properties with only a newer larger residential
10 community to the west within the City of La Quinta. The conversion of the subject acreage,
11 estimated at 27 acres, is within the standards for the Agricultural Foundation Base Acreage
12 cycle of seven percent (7%) or less. This Project would therefore not be detrimental to or
13 burden existing agricultural properties of this loss of this acreage.

14 9. GPA No. 190012 would either contribute to the achievement of the purposes of the General
15 Plan or, at a minimum, would not be detrimental to them. The purposes of General Plan are
16 to set direction for land use and development in strategic locations, provide for the
17 development of the economic base, establish a framework of the transportation system, and
18 the preservation of extremely valuable natural and cultural resources. The General Plan
19 included the Community Development Overlay for this area with the purpose of anticipating
20 Community Development foundation level development being appropriate for this area. The
21 Project not only implements this intent and the overall purposes of the General Plan based
22 on the mix of uses and design proposed, but at minimum would not be detrimental to them.

23 10. An Entitlement/Policy General Plan Amendment may be approved if the change does not
24 involve a change in or conflict with the Riverside County Vision, any General Planning
25 Principle set forth in General Plan Appendix B, or any Foundation Component Designation
26 in the General Plan; the proposed amendment would either contribute to the purposes of the
27 General Plan or, at a minimum, would not be detrimental to them; and a special
28 circumstances or conditions has emerged that was unanticipated in preparing the General

1 Plan.

2 11. GPA No. 190012 does not involve a change in or conflict with the Riverside County Vision.
3 Specifically, GPA No. 190012 is consistent with the following:

4 a. The General Plan Vision Statement, in section on Population Growth provides, “New
5 growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a
6 framework of transportation and open space corridors, with concentrations of
7 development that fit into that framework”. GPA No. 190012 is consistent with the
8 County Vision statement relating to Population Growth because it would
9 accommodate the community which is maturing in its own way, at its own pace and
10 within its own context. This includes the preservation of character in some
11 communities, accommodating growth in other communities, and achieving a mixture
12 of growth and preservation in others. In other words, important open space and
13 transportation corridors define growth areas. This is reflected in the area of this
14 subject site as the properties involved are within a Community Development Overlay
15 and provide both community commercial development and additional housing within
16 the community of Vista Santa Rosa. This growth is well coordinated between
17 Riverside County and the City of La Quinta.

18 b. Riverside County’s Vision Statement on Jobs and the Economy provides,
19 “Jobs/housing balance is significantly improved overall, as well as within subregions
20 of Riverside County.” GPA No. 190012 stimulates the growth of local commercial
21 services. The subject site would propose employment opportunities for the
22 community and provide a balance for senior housing within the area.

23 c. For the above reasons, GPA No. 190012 would not involve a change in or conflict
24 with the Riverside County Vision.

25 12. GPA No. 190012 does not involve a change in or conflict with any General Planning
26 Principle set forth in General Plan Appendix B. Specifically, GPA No. 190012 is consistent
27 with the following principles:

28 a. General Plan Principle I.C.1. (Maturing Communities) provides, “The General Plan

1 Vision acknowledges that every community in the County is maturing in its own
2 way, at its own pace and within its own context. Policies and programs should be
3 tailored to local needs in order to accommodate the particular level of anticipated
4 maturation in a given community.” This Principle highlights that communities are
5 not fixed in their development patterns, but that over time may transition, in
6 particular to more urban uses and intensities, while still respecting the existing
7 communities where they meet by transitioning densities and providing buffers where
8 appropriate. The area around the project east of Monroe Street is largely used for
9 agricultural purposes or undeveloped while areas west of Monroe Street in the City
10 of La Quinta are developed with residential uses with supporting recreation uses. In
11 consideration of the Community Development Overlay applied to this site and
12 surrounding area with the intent for areas within this overlay to go to Community
13 Development Foundation, the Project site located at the boundary of this transition
14 represents an ideal location to begin development and incorporate a mix of types of
15 uses within one overall development.

- 16 b. The General Plan Amendment implements the Principle for Efficient Land Use
17 which encourages compact development and increased densities, which the proposed
18 Project includes with its mix of uses and number of assisted living facility units
19 nearby commercial uses.
- 20 c. The General Plan Amendment meets the General Plan Principle of encouraging a
21 wide range of housing opportunities for residents in a wider range of economic
22 circumstances by providing for needed senior housing.
- 23 d. For the above reasons, GPA No. 190012 would not involve a change in or conflict
24 with any Riverside County General Planning Principle set forth in General Plan
25 Appendix B.

- 26 13. GPA No. 190012 does not involve a change in or conflict with any Foundation Component
27 Designation in the General Plan because the Foundation Component designation is also
28 being amended by this GPA. GPA No. 190012 includes a Agricultural Foundation

1 Component Amendment; however, GPA No. 190012 does not involve a change in or conflict
2 with any Foundation Component because the General Plan Land Use designation will
3 ultimately conform to its applicable Foundation Component and findings for the approval of
4 the change to/from Foundation Components are made and provided in the General Plan
5 Agricultural Foundation Component Amendment findings sections herein.

6 14. GPA No. 190012 would either contribute to the achievement of the purposes of the General
7 Plan or, at a minimum, would not be detrimental to them. See finding provided in the General
8 Plan Agricultural Foundation Component Amendment findings sections herein.

9 15. Special circumstances or conditions have emerged that were unanticipated in preparing the
10 General Plan. The proposed project is located within the Community Development Overlay
11 of the General Plan. The Community Development Overlay is intended to allow future
12 changes to the Community Development Foundational Component for areas expected to
13 develop with more urban uses. During the development of the current General Plan, it was
14 unanticipated that the market would support a more intense urban use. The proposed project
15 will implement the intent of the Community Development Overlay (CDO) within the Vista
16 Santa Rosa Community for a commercial development and multi-unit senior housing
17 (assisted living) facility.

18 16. GPA No. 190012 has been reviewed in conjunction with each of the Riverside County
19 General Plan Elements, including the Land Use, Circulation, Multi-Purpose Open Space,
20 Safety, Noise, Housing, Air Quality, and Healthy Communities, and the Elsinore Area Plan;
21 and it has been determined that GPA No. 190012 is in conformance with the policies and
22 objectives of each Element and the Area Plan. As a result, GPA No. 190012 does not create
23 an internal inconsistency among any component of the Riverside County General Plan.

24 17. Based on the above, GPA No. 190012 will not be detrimental to the public's health, safety,
25 or welfare.

26 18. An initial study, Environmental Assessment No. 190110, incorporated herein by reference,
27 determined that GPA No. 190012 and the associated project could have potentially
28 significant impacts on Air Quality, Biological Resources, Cultural Resources, Noise,

1 Transportation and Tribal Cultural Resources. However, it was determined that these
2 impacts would be mitigated to a level of non-significance through the application of the
3 measures indicated in the initial study. The initial study resulted in preparation of a
4 Mitigated Negative Declaration of environmental effects and a determination that GPA No.
5 190012 and the associated project would not have a significant effect on the environment.

6 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
7 Negative Declaration for Environmental Assessment No. 190110, based on the findings found in the initial
8 study, incorporated herein by reference, and **ADOPTS** General Plan Amendment No. 190012, as described
9 herein and shown on Exhibit 6 titled “CZ1900034 GPA190012 TPM37801 CUP190030,” attached hereto
10 and incorporated herein by reference.

11 **B. General Plan Amendment (GPA) No. 190017** amends the current General Plan Land Use
12 Designation of approximately 26.23 acres from Community Development: Medium Density
13 Residential (CD: MDR) [2-5 DU/AC] to Community Development: Commercial Retail
14 (CD: CR) [0.25-0.35 FAR] and Community Development: High Density Residential
15 (CD:HDR) [8-14 DU/AC], as shown in Exhibit 6 titled “CZ1900048 GPA190017
16 TPM37590 PPT190037,” attached hereto and incorporated herein by reference. The subject
17 property is located within the Eastern Coachella Valley Area Plan in the Fourth Supervisorial
18 District, specifically located north of 68th Avenue, south of 66th Avenue, east of Harrison
19 Street, and west of Tyler Street. GPA No. 190017 is associated with Change of Zone No.
20 1900048, Tentative Parcel Map No. 37950, Plot Plan No. 190037, and Environmental
21 Assessment No. 190165, which were considered concurrently with this amendment at the
22 public hearings before the Planning Commission and Board of Supervisors. The Planning
23 Commission recommended that the Board of Supervisors tentatively approve the project on
24 December 2, 2020. After taking public testimony, the Board of Supervisors closed the public
25 hearing and tentatively approved General Plan Amendment No. 190013 on January 26,
26 2020.

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. 190165 that:

1. The site is located within the Eastern Coachella Valley Area Plan.
2. The Eastern Coachella Valley Area Plan Land Use Map establishes the extent, intensity, and location of land uses within the Eastern Coachella Valley Area Plan.
3. GPA No. 190017 is an Entitlement/Policy Amendment.
4. The project site has an existing General Plan Foundation Component and land use designation of Community Development: Medium Density Residential (CD: MDR) [2-5 DU/AC].
5. GPA No. 190017 amends the General Plan land use designation to Community Development: Commercial Retail (CD: CR) [0.25-0.35 FAR] and Community Development: High Density Residential (CD:HDR) [8-14 DU/AC], as shown on Exhibit 6.
6. The project site is generally surrounded by properties having General Plan land use designations of Community Development: Public Facilities to the east; and Community Development: Medium Density Residential (CD: MDR) to the south and west.
7. An Entitlement/Policy General Plan amendment may be approved if the change does not involve a change in or conflict with the Riverside County Vision, any General Planning Principle set forth in General Plan Appendix B, or any Foundation Component Designation in the General Plan; the proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them; and special circumstances or conditions have emerged, and/or an amendment is required to comply with an update to the Housing Element or change in State Housing Element law, or an amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
8. GPA No. 190017 does not involve a change in or conflict with the Riverside County Vision. Specifically, GPA No. 190017 is consistent with the following visions:
 - a. The Riverside County Vision, in its discussion on Housing, specifically states, "We acknowledge shelter as one of the most basic community needs and value the willingness of our communities and their leaders to accept housing for our growing population in our communities, particularly with respect to the ongoing shortage of

1 affordable housing and its negative impacts on our communities” and “Adequate
2 housing for farm laborers is now provided.” GPA No. 190017 is consistent with this
3 vision because it will allow for the approval of the implementing Project that
4 proposes to provide 160 affordable housing, most likely workforce housing, within
5 the Eastern Coachella Valley area, which needs more housing, especially affordable
6 or attainable housing for agricultural workers.

7 b. The Riverside County Vision, in its discussion on Vision Concepts, specifically
8 provides, “Growth involving new development or expansion of existing development
9 is consistently accompanied by the public improvements required to serve it.”
10 General Plan Amendment No. 190017 is consistent with the vision about Population
11 Growth because the implementing Project will be providing adequate public
12 improvements to serve the project and the community. The proposed improvements
13 include, but are not limited to, road and intersection improvements, pedestrian
14 facility improvements, including a new multimodal path, sewage and water
15 improvements, and fire protection improvements.

16 c. On the topic of Our Communities and Their Neighborhoods, the Riverside County
17 Vision provides, “The pattern of development is now leading toward more efficient
18 use of land resources and the incentives for intensification of development are
19 working very effectively.” General Plan Amendment No. 190017 proposes to
20 intensify the residential density, and the changes to the land use designation of the
21 site diversifies the mix of land uses, which provides for “horizontal” mixed use type
22 development. The increase in density and diversity of land uses provides for a more
23 efficient use of land resources than the existing MDR land use provides.

24 d. The Riverside County Vision, in its discussion on Jobs and the Economy, specifically
25 provides, “Jobs/housing balance is significantly improved overall, as well as within
26 subregions of Riverside County.” General Plan Amendment No. 190017 is
27 consistent with this vision because it will provide for the approval of the
28 implementing Project which proposes to provide for commercial/retail uses,

1 therefore, providing for more job opportunities in this region and improving the
2 jobs/housing balance for Project area.

3 e. For the above reasons, GPA No. 190017 does not involve a change in or conflict with
4 the Riverside County Vision.

5 19. GPA No. 190017 does not involve a change in or conflict with any General Planning
6 Principle set forth in General Plan Appendix B. Specifically, GPA No. 190017 is consistent
7 with the following principles:

8 a. The General Plan Principle I.G.1 (Efficient Land Use) provides, “The County should
9 encourage compact and transit-adaptive development on regional and community
10 scales.” General Plan Amendment No. 190017 is consistent with this principal
11 because it provides for the approval of the implementing Project, which proposes a
12 “horizontal” mixed use development, with both residential and commercial/retail
13 uses. The development may be considered a compact development within the
14 community of Oasis, which may also be conducive of use of transit and other forms
15 of active transportation (i.e. walking and biking).

16 b. The General Plan Principle III.E.1 (Pedestrian, Bicycle and Equestrian Friendly
17 Communities) provides, “Compact development patterns and location of higher
18 density uses near community centers should allow services to be safely accessed by
19 walking, bicycling or other nonmotorized means.” General Plan Amendment No.
20 190017 is consistent with this principal because it provides for the approval of the
21 implementing Project, which proposes a “horizontal” mixed use development, with
22 both residential and commercial/retail uses. The development adjacent to two
23 schools, which will allow for safe access by walking, bicycling or other
24 nonmotorized means.

25 c. The General Plan Principle IV.A.1 (Community Variety, Choice And Balance)
26 provides, “It is the intent of the General Plan to foster variety and choice in
27 community development, particularly in the choice and opportunity for housing in
28 various styles, of various densities, of a wide range of prices and accommodating a

1 range of life styles in equally diverse community settings, emphasizing compact and
2 higher density choices.” General Plan Amendment No. 190017 is consistent with
3 this principal because it provides for the approval of the implementing Project that
4 would to provide a variety of styles, densities and prices, which ensure quality
5 housing for a range of lifestyles in the diverse community of Oasis. Specifically, the
6 proposed development will provides for unique and affordable housing for
7 agricultural workers of the Eastern Coachella Valley.

8 d. The General Plan Principle IV A.6.c () provides, “Existing communities should be
9 revitalized through development of under-used, vacant, redevelopment and/or infill
10 sites within existing urbanized areas...Steps to implement this principle
11 include:...Redesigning vacant land for higher density uses or mixed use...” General
12 Plan Amendment No. 190017 is consistent with this principal because it provides for
13 the approval of the implementing Project that proposes to develop a vacant, under-
14 used site with higher density uses and mixed uses.

15 e. For the above reasons, GPA No. 190012 would not involve a change in or conflict
16 with any Riverside County General Planning Principle set forth in General Plan
17 Appendix B.

18 9. GPA No. 190017 does not involve a change in or conflict with any Foundation Component
19 Designation in the General Plan because GPA No. 190017 proposes General Plan land use
20 designations of HDR and CR, which are within the same Foundation Component of the
21 General Plan as the existing land use designation of MDR. Thus, the proposed General Plan
22 Amendment is consistent with the Community Development Foundation.

23 10. GPA No. 190017 would either contribute to the achievement of the purposes of the General
24 Plan or, at a minimum, would not be detrimental to them. The purposes of General Plan are
25 to set direction for land use and development in strategic locations, provide for the
26 development of the economic base, establish a framework of the transportation system, and
27 the preservation of extremely valuable natural and cultural resources. GPA No. 190017
28 would either contribute to the achievement of the General Plan or, at a minimum, would not

1 be detrimental to them because it provides for the approval of the implementing Project that
2 proposes a “horizontal” mixed use development with both residential and commercial/retail
3 community-serving uses adjacent to two existing school and close proximity to major roads
4 and several town centers or commercial areas. The development provides for land use and
5 development in strategic locations and new job opportunities that adds to the economic base
6 and improves the jobs/housing balance for the area.

7 11. Special circumstances or conditions have emerged that were unanticipated in preparing the
8 General Plan. The state housing crises, which impacts Riverside County, and Oasis’
9 particular need for more housing, especially affordable housing for agricultural workers,
10 may be considered a special circumstance or condition that was unanticipated in preparing
11 the last substantial update in 2008 to the General Plan. The proposed HDR land use
12 designation provides for higher density housing than the existing MDR land use designation
13 that will facilitate the production of more housing units, which will help meet the housing
14 needs of Oasis and contribute to the housing supply of the County and state. Lower density
15 residential was planned for this area, but the need for more housing – as well as commercial
16 activity to help support that housing - provides sufficient cause to increase the density of the
17 Project site; therefore, approval of General Plan Amendment No. 190017 and the
18 implementing Project may be considered appropriate changes to the County’s General Plan.

19 12. An amendment is required to comply with an update to the Housing Element or change in
20 State Housing Element law. The County is currently in the process of updating its Housing
21 Element for the Sixth Cycle, which must include a plan to accommodate over 40,000 units
22 that were allocated through the RHNA process. The 6th Cycle RHNA allocation is about
23 10,000 units larger than the 5th Cycle RHNA allocation. General Plan Amendment No.
24 190017 proposes to increase the density of the Project site that provides for the approval of
25 the implementing Project that proposes to develop 160 affordable units for agricultural
26 workers. The increase in density and development of units will assist the County plan for
27 and meet its RHNA allocation for past and present housing cycles.

28 13. GPA No. 190017 is required to expand basic job opportunities (jobs that contribute directly

1 to the County's economic base) and that would improve the ratio of jobs-to-workers in the
2 County. General Plan Amendment No. 190017 will provide for the approval of the
3 implementing Project, which proposes to develop housing and commercial/retail
4 community-serving uses. The proposed nonresidential uses will provide additional job
5 opportunities for the community, which expands employment opportunities that contribute
6 to the local economy and improves the community's jobs-housing balance.

7 14. GPA No. 190017 has been reviewed in conjunction with each of the Riverside County
8 General Plan Elements, including the Land Use, Circulation, Multi-Purpose Open Space,
9 Safety, Noise, Housing, Air Quality, and Healthy Communities, and the Lake
10 Mathews/Woodcrest Plan; and it has been determined that GPA No. 190017 is in
11 conformance with the policies and objectives of each Element and the Area Plan. As a result,
12 GPA No. 190017 does not create an internal inconsistency among any component of the
13 Riverside County General Plan.

14 15. Based on the above, GPA No. 190017 will not be detrimental to the public's health, safety,
15 or welfare.

16 16. An initial study, Environmental Assessment No. 190165, incorporated herein by reference,
17 determined that GPA No. 190017 and the associated project could have potentially
18 significant impacts on Biological Resources and Cultural Resources. However, it was
19 determined that these impacts would be mitigated to a level of non-significance through the
20 application of the measures indicated in the initial study. The initial study resulted in
21 preparation of a Mitigated Negative Declaration of environmental effects and a
22 determination that GPA No. 190017 and the associated project would not have a significant
23 effect on the environment.

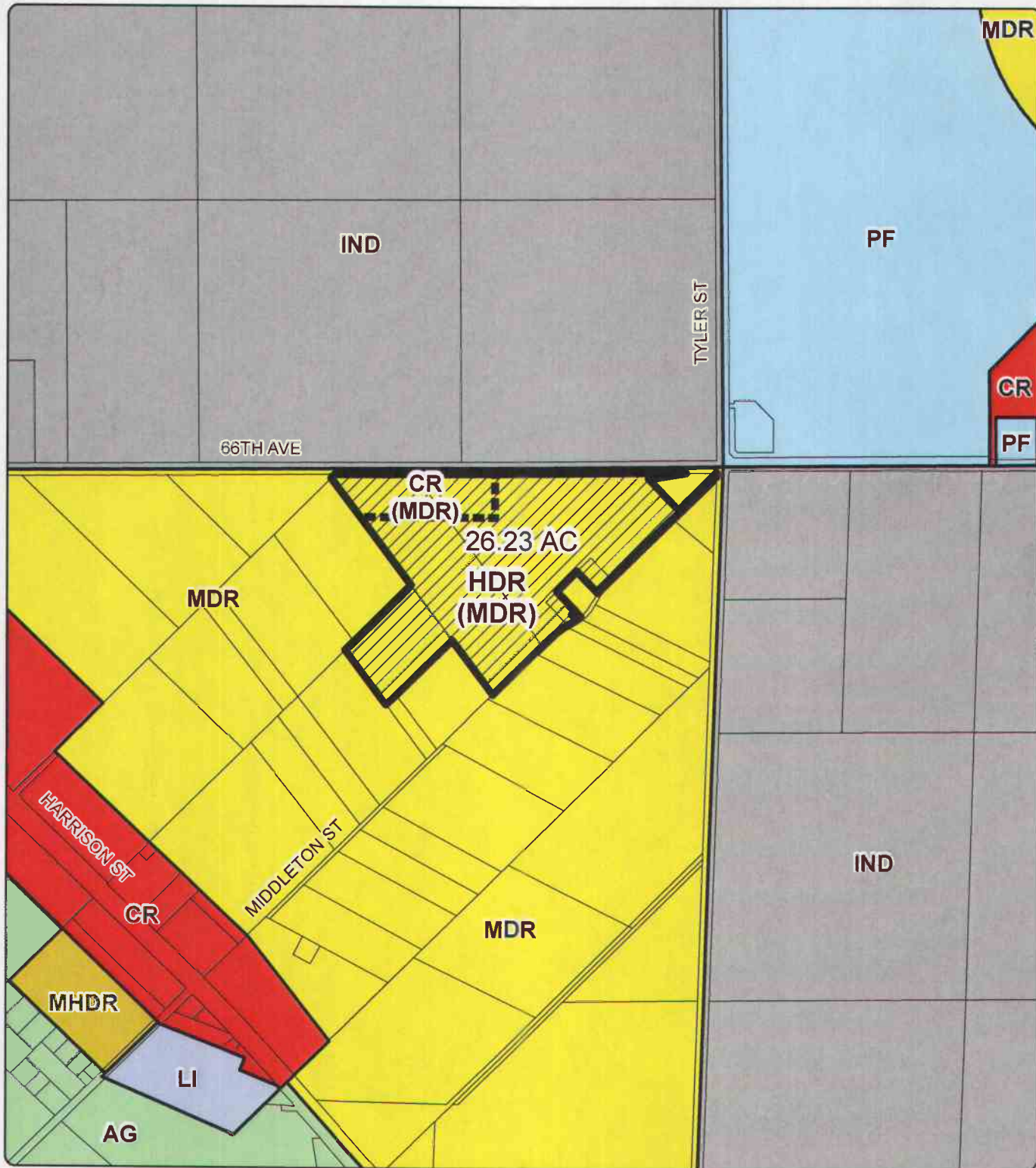
24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
25 Negative Declaration for Environmental Assessment No. 190165, based on the findings found in the initial
26 study, incorporated herein by reference, and **ADOPTS** General Plan Amendment No. 190017, as described
27 herein and shown on Exhibit 6 titled "CZ1900048 GPA190017 TPM37590 PPT190037," attached hereto
28 and incorporated herein by reference.

RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ1900048 GPA190017 TPM37590 PPT190037

Supervisor: Perez
 District 4

PROPOSED GENERAL PLAN

Date Drawn: 10/15/2020
 Exhibit 6



Zoning Dist: Lower Coachella Valley

Author: Vinnie Nguyen



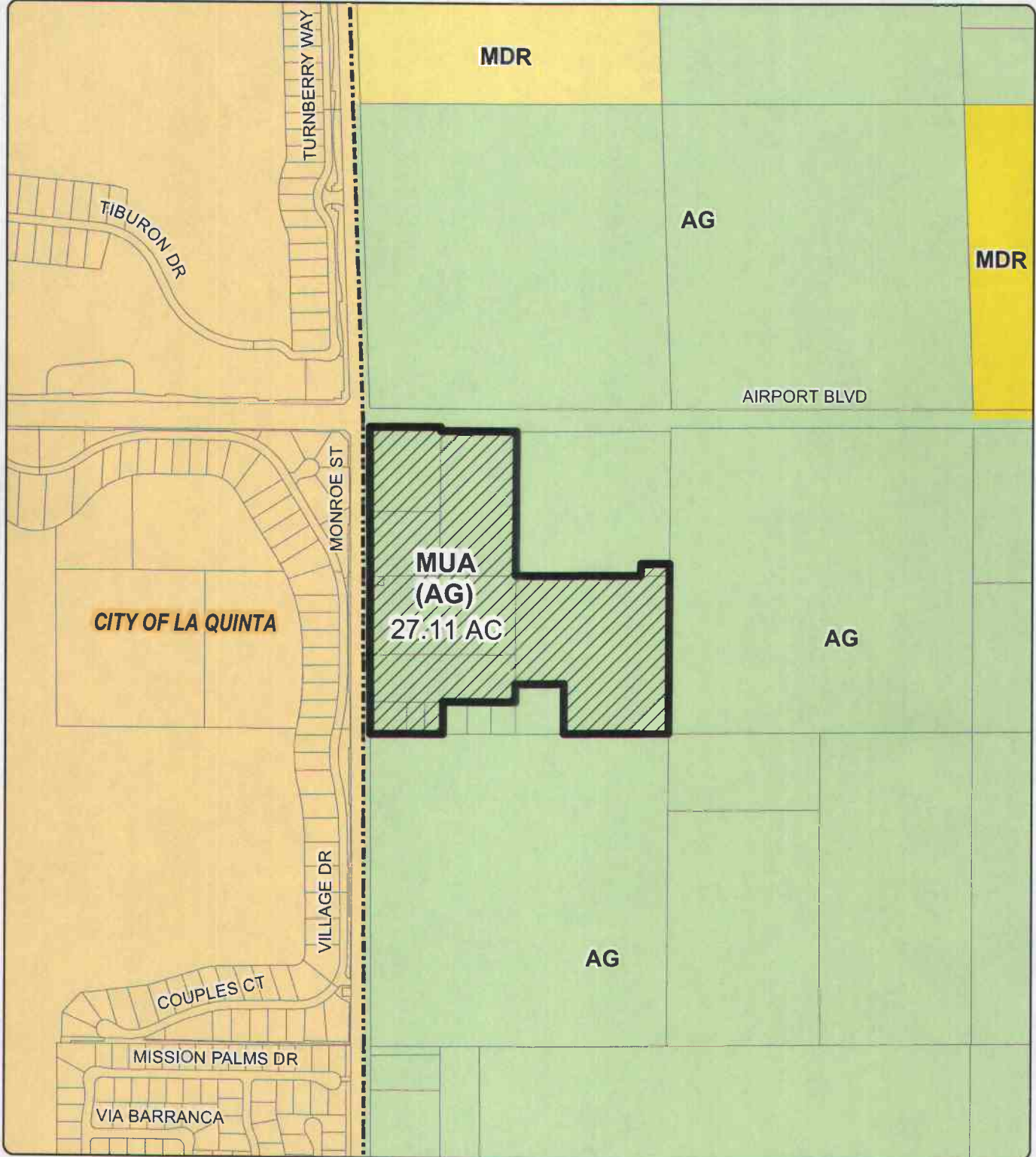
DISCLAIMER On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://planning.rctjpa.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1900034 GPA190012 TPM37801 CUP190030

Supervisor: Perez
District 4

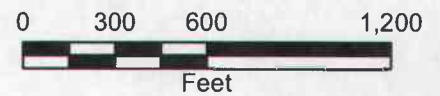
PROPOSED GENERAL PLAN

Date Drawn: 11/06/2020
Exhibit 6



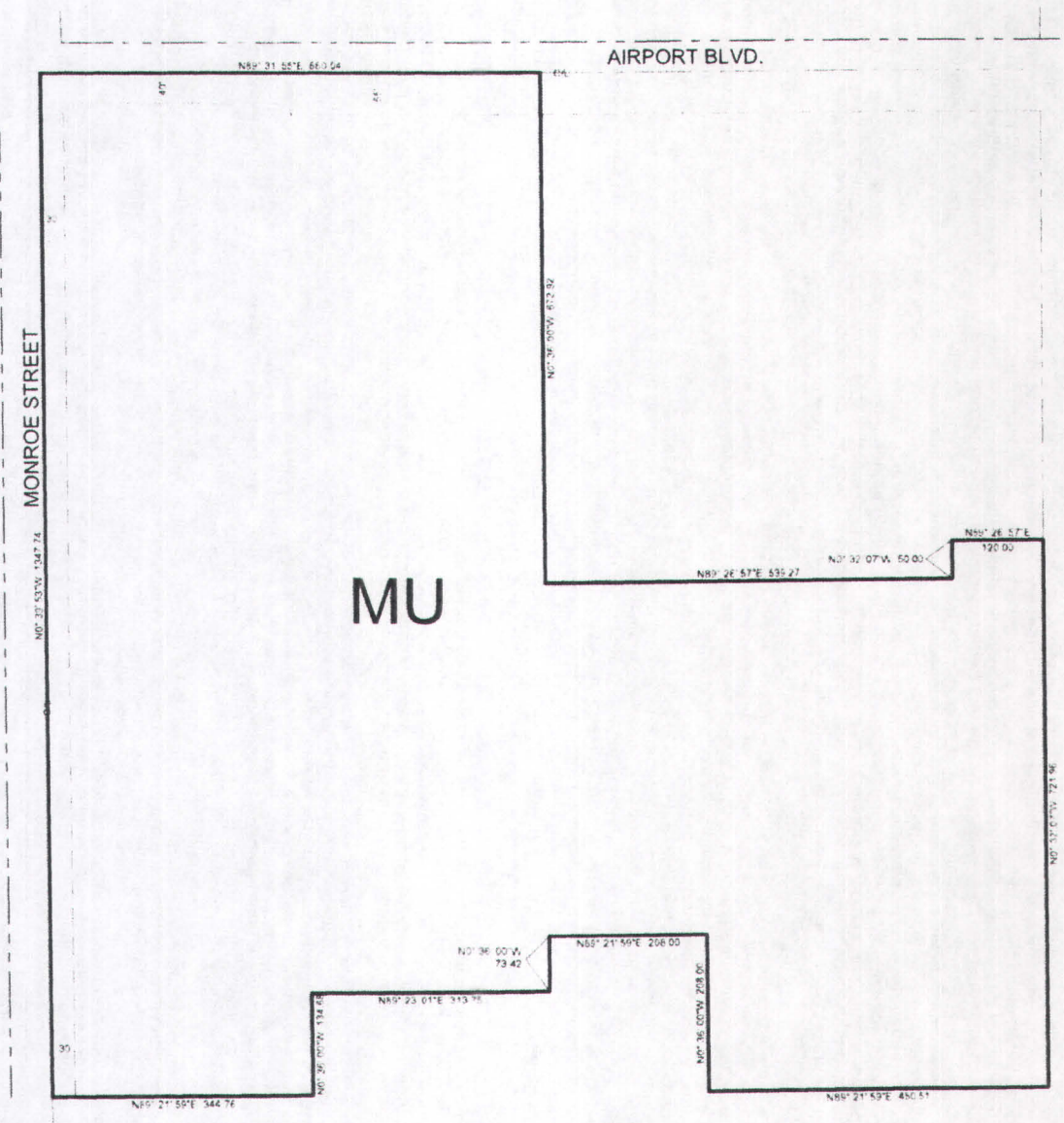
Zoning Dist: Low Coachella Valley

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.rctdms.org>

SEC. 23, T. 6 S., R. 7 E., S.B.M.



MU

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MIXED USE

MAP NO. 41.099

CHANGE OF OFFICIAL ZONING PLAN

LOWER COACHELLA VALLEY DISTRICT

CHANGE OF ZONE CASE NO. 1900034

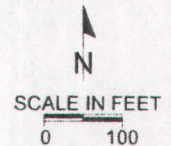
AMENDING ORDINANCE 348

ADOPTED BY ORDINANCE NO. 384.4951

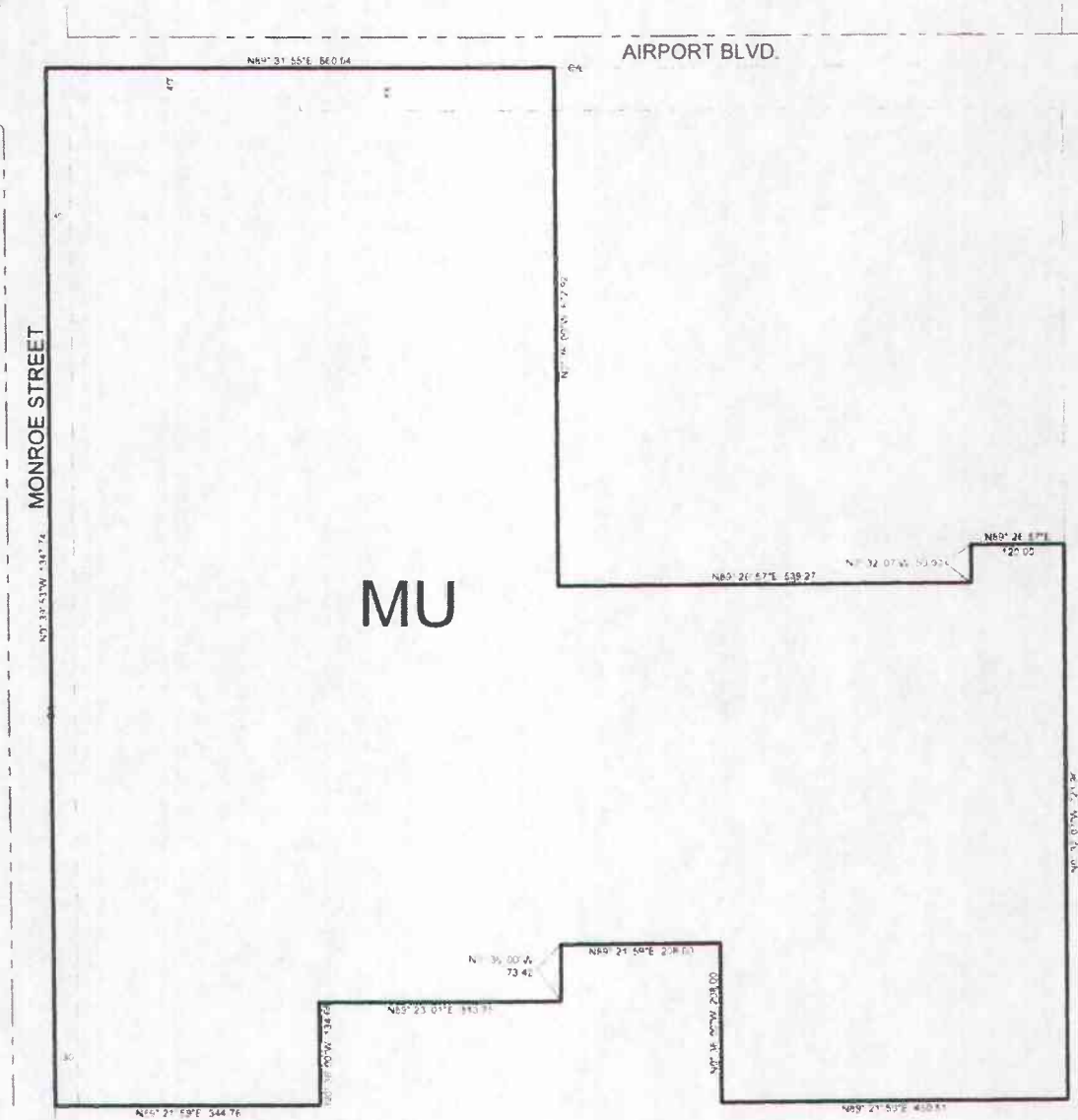
(DATE:)

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN(s)
 764-070-001 764-070-002
 764-070-003 764-070-004
 764-080-001 764-080-002
 764-080-003 764-080-004
 764-080-005 764-080-006
 764-080-010 764-080-011



SEC. 23, T. 6 S., R. 7 E., S.B.M.



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MIXED USE

MAP NO. 41.099

CHANGE OF OFFICIAL ZONING PLAN
 LOWER COACHELLA VALLEY
 DISTRICT

CHANGE OF ZONE CASE NO. 1900034

AMENDING ORDINANCE 348

ADOPTED BY ORDINANCE NO. 384.4951

(DATE: _____)

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN(S) 764-070-001 764-070-002
 764-070-003 764-070-004
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 764-080-003 764-080-004
 764-080-005 764-080-006
 764-080-010 764-080-011



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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 27, 2021, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

DATE: April 27, 2021

KECIA R. HARPER
Clerk of the Board

BY: *[Signature]*
Deputy

SEAL

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ORDINANCE NO. 348.4948

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and Lower Coachella Valley District Zoning Plan Map No. 41, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Lower Coachella Valley District, Map No. 41.098, Change of Zone Case No. 1900048," which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

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

By: Karen S. Spiegel
Chair, Board of Supervisors
Karen Spiegel

ATTEST:
KECIA R. HARPER
Clerk of the Board

By: Michelle Passi

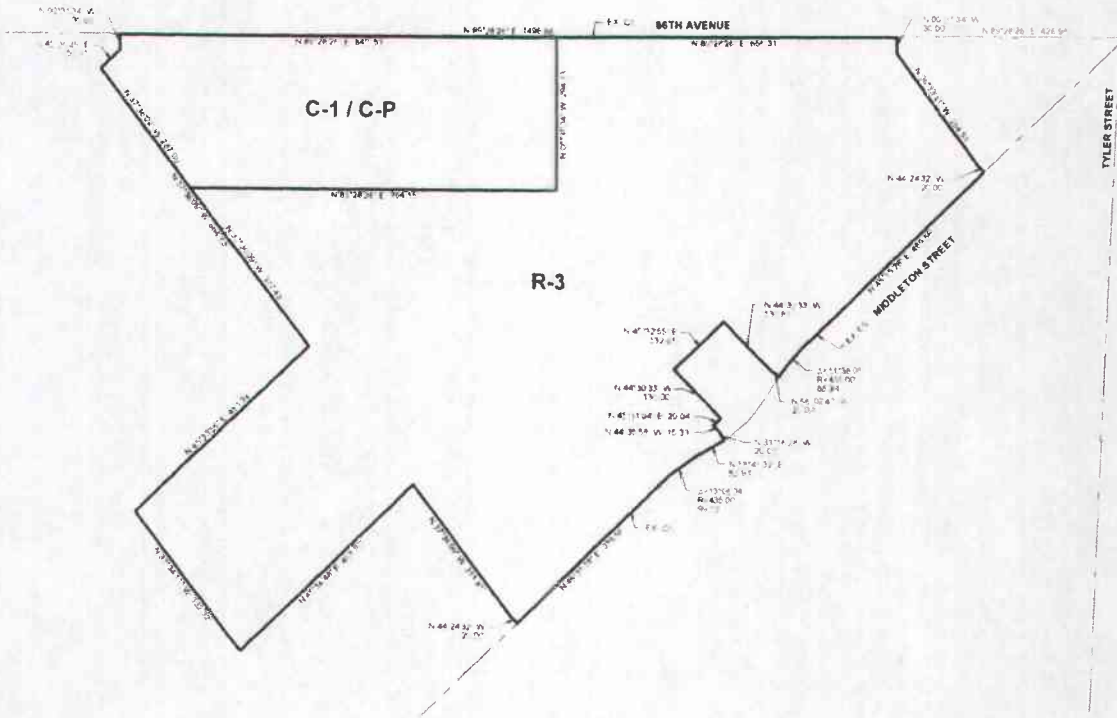
(SEAL)

APPROVED AS TO FORM

April 19, 2021

By: Leila Moshref-Danesh
LEILA MOSHREF-DANESH
Deputy County Counsel

SEC. 17, T. 7 S., R. 8 E., S.B.M.



- R-3** GENERAL RESIDENTIAL
- C-1/C-P** GENERAL COMMERCIAL

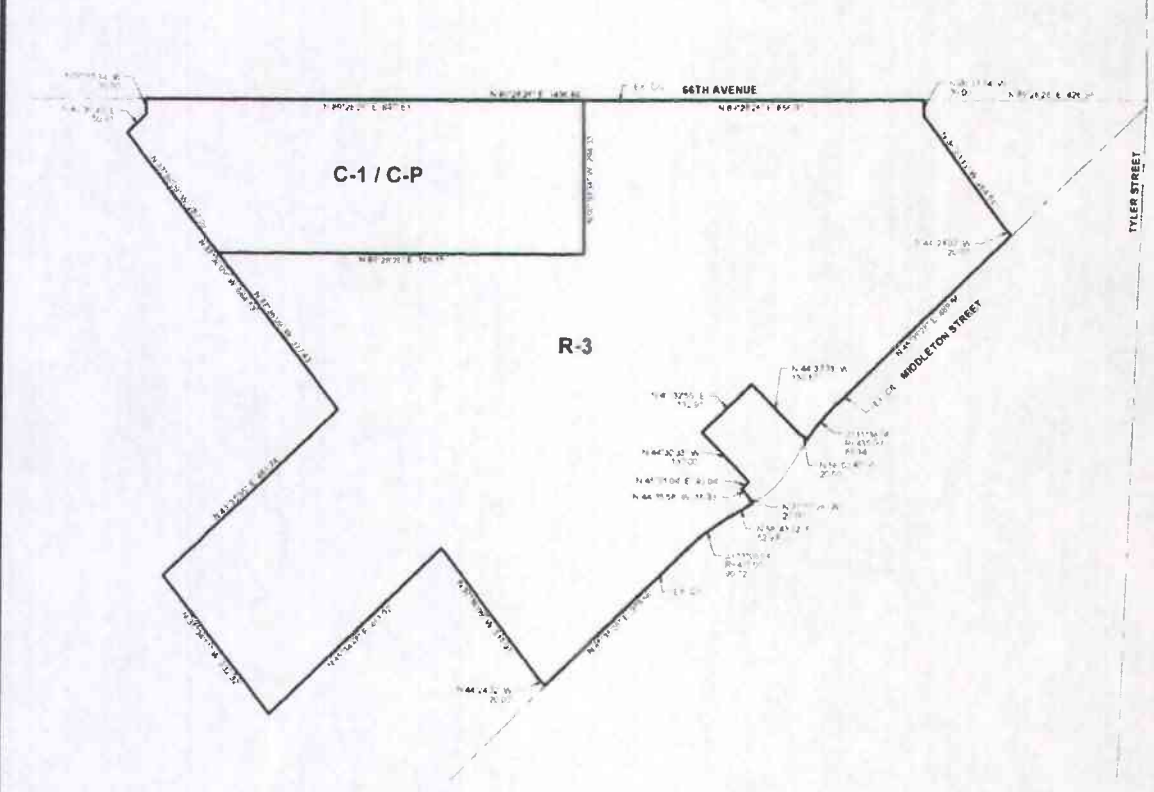
MAP NO. 41.098
 CHANGE OF OFFICIAL ZONING PLAN
 LOWER COACHELLA VALLEY DISTRICT
 CHANGE OF ZONE CASE NO. CZ1900048
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4948
 (DATE:) _____

APNs) 751 160 004 751 160 007
 751 160 009 751 160-012 &
 751 160-014

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SEC. 17, T. 7 S., R. 8 E., S.B.M.



- R-3** GENERAL RESIDENTIAL
- C-1/C-P** GENERAL COMMERCIAL

MAP NO. 41.098
 CHANGE OF OFFICIAL ZONING PLAN
 LOWER COACHELLA VALLEY DISTRICT
 CHANGE OF ZONE CASE NO. CZ1900048
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.4948
 (DATE:)

APN(S) 751-160-004 751-160-007
 751-160-009 751-160-012 &
 751-160-014

RIVERSIDE COUNTY BOARD OF SUPERVISORS



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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 27, 2021, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

DATE: April 27, 2021

KECIA R. HARPER
Clerk of the Board
BY: *Priscilla Passo*
Deputy

SEAL