

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



**ITEM: 3.68  
(ID # 15399)**

**MEETING DATE:**

Tuesday, June 29, 2021

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Adoption of Resolution No. 2021-108 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN – SECOND CYCLE OF LAND USE ELEMENT GENERAL PLAN AMENDMENTS FOR 2021 (General Plan Amendment (GPA) Nos. 170001, 180006, 200001, 200003, and 200005), Adoption of Resolution No. 2021-143 and Ordinance No. 348.4962 RELATED TO GPA NO. 170001, Adoption of Ordinance No. 348.4963 RELATED TO GPA NO. 200001, Adoption of Resolution No. 2021-142 and Ordinance No. 348.4959 RELATED TO GPA NO. 200005. All Districts. [Applicant Fees 100% for GPA Nos. 170001, 180006, 200001 and 200005] [\$20,000 Total Cost – General Fund / NCC 100% with potential grant reimbursement for GPA No. 200003]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **ADOPT RESOLUTION NO. 2021-108** amending the Riverside County General Plan in accordance with the Board's tentative action taken on General Plan Amendment Nos. 170001, 180006, 200001, 200003, and 200005;
2. **ADOPT RESOLUTION NO. 2021-143** adopting Amendment No. 17 to Specific Plan No. 106 consistent with the Board's action on June 8, 2021;

Continued on Page 2

**ACTION:Policy**

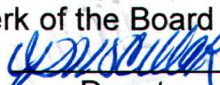
  
John Hildebrand, Planning Director 6/17/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance's 348.4962, 348.4963, 348.4959 are adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: June 29, 2021  
xc: Planning, MC, COBab

Kecia Harper  
Clerk of the Board  
By:   
Deputy

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

**RECOMMENDED MOTION:** That the Board of Supervisors:

3. **ADOPT ORDINANCE NO. 348.4962** amending the zoning in the Rancho California Zoning Area, as shown on Map No. 2.2452, Change of Zone No.7347;
4. **ADOPT ORDINANCE NO. 348.4963** amending the zoning in the Lakeland Village Zoning District, as shown on Map No. 2.2452, Change of Zone No.1900051;
5. **ADOPT RESOLUTION NO. 2021-142** adopting Amendment No. 2 to Specific Plan No. 343 consistent with the Board's action on May 25, 2021;
6. **ADOPT ORDINANCE NO. 348.4959** amending the zoning in the Thousand Palms Zoning District, as shown on Map No.41.098, Change of Zone No. 2000025; and
7. **DIRECT** the Planning Department to incorporate the changes made by GPA Nos. 170001, 180006, 200001, 200003, and 200005 into the Riverside County General Plan Land Use Element and associated Area Plans, tables and figures.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 20,000	\$ 0	\$ 20,000	\$ 0
<b>SOURCE OF FUNDS:</b> Applicant Fees 100% for GPA Nos. 170001, 180006, 200001 and 200005. NCC/General Fund for GPA No. 200003 with potential grant reimbursement.			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 20/21	

**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 Second 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 Nos. 170001, 180006, 200001, 200003, 200005 are Entitlement/Policy Amendments.

**INDIVIDUAL AMENDMENTS:**

**Dutch Village**

**General Plan Amendment No. 170001** (Entitlement/Policy Amendment): A proposal to amend the General Plan Land Use Designation of approximately 30.62 acres from Community Development:



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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Commercial Retail (CD: CR) [0.25-0.35 FAR], Community Development: Commercial Office (CD: CO) [0.35-1.0 FAR], Community Development: Light Industrial (CD: LI) [0.25-0.60 FAR], and Open Space: Conservation (OS: C) to Community Development: Medium High Density Residential (CD: MHDR) [5-8 DU/AC], as shown in Exhibit 6 titled "CZ07347 GPA170001 SP00106 AMENDMENT # 17 TR37078 PP170003." The subject property is located within the Southwest Area Plan in the Third Supervisorial District, specifically located northwest of Winchester Road/SR-79, north of Jean Nicholas Road, easterly of Leon Road, southerly of Whisper Heights Parkway. GPA No. 170001 is associated with Specific Plan Amendment No. 106A17, Change of Zone No. 7347, Tentative Tract Map No. 37078, Plot Plan No. 170003, and Environmental Assessment No. 170005, 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 April 21, 2021. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment No. 170001 on June 8, 2021.

The adoption of Resolution No. 2021-143 and Ordinance No. 348.4962 will finalize the Board's tentative approval of the project on June 8, 2021. Resolution No 2021-143 will formally adopt Amendment No. 17 to Specific Plan No. 106; and Ordinance No. 348.4962 will formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

**CV Mission**

General Plan Amendment No. 180006 (Entitlement/Policy Amendment): A proposal to amend the General Plan Land Use Designation of approximately 0.40 acres from Community Development: High Density Residential (CD: HDR) [8-14 DU/AC] to Community Development: Commercial Retail (CD: CR) [0.25-0.35 FAR], as shown in Exhibit 6 titled "GPA180006 PPT180026." The subject property is located within the Western Coachella Valley Area Plan in the Fourth Supervisorial District, specifically located North of Leyte Avenue, south of Manila Avenue, east of Van Buren Street, west of Luzon Street. GPA No. 180006 is associated with Plot Plan No. 180026, which was 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 April 7, 2021. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment No. 180006 on May 25, 2021.

**Wah Taing**

General Plan Amendment No. 200001 (Entitlement/Policy Amendment): is a proposal to amend the General Plan Land Use Designation of approximately 0.13 acres from Community Development: Commercial Retail (CD: CR) [0.25-0.35 FAR] to Community Development: Medium Density Residential (CD: MDR) [2-5 DU/AC], as shown in Exhibit 6 titled "CZ1900051 GPA200001." The subject property is located within the Elsinore Area Plan in the First Supervisorial District, specifically located southeast of Evergreen Street and southwest of Grand Avenue. GPA No. 200001 is associated with Change of Zone No. 1900051, which was



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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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 March 24, 2021. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment No. 200001 on April 27, 2021.

The adoption of Ordinance No. 348.4963 will finalize the Board's tentative approval of the project on April 27, 2021. Ordinance No. 348.4963 will formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

**Tribal Policy**

General Plan Amendment No. 200003 (Entitlement/Policy Amendment): A proposal to amend the "Areas Subject to Indian Jurisdiction" section of the County General Plan, Land Use Element (Chapter 3) by adding new section and policy text/language. The intent of the new language is to provide policy level guidance that facilitates development of Fee Lands, which is privately-owned reservation land within County jurisdiction, and ensures coordination with the appropriate Tribal Government. GPA will also assign the Agricultural Foundation Component and Agricultural Land Use Designation to the Fee Lands, which do not currently have General Plan Foundation Components or General Plan Land Use Designations. GPA No. 200003 was considered 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 May 5, 2021. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment No. 200003 on June 22, 2021.

**CV Arena**

General Plan Amendment No. 200005 (Entitlement/Policy Amendment): A proposal to amend the General Plan Land Use Designation of a portion of the approximately 455.75 acre specific plan area from Community Development: Business Park (CD:BP) [0.25-0.60 FAR] to Community Development: Commercial Tourist (CD: CT) [0.20-0.35 FAR], as shown in Exhibit 6 titled "CZ2000025 GPA200005 SP00343A02 PPT200021 TPM38040;" and updates Figure 3 of the Western Coachella Valley Area Plan and other related tables and figures to reflect the Planning Area boundary changes proposed by Amendment No. 2 to Specific Plan No. 343. GPA No. 200005 also modifies Western Coachella Valley Area Plan Policy 15.4 to allow alternative standards for free standing signs for on-site advertising within Specific Plans by including the following provision: "e. the provisions of this policy shall not apply to signs and development located in an approved Specific Plan where the approved Specific Plan has sign design guidelines or standards." The subject property is located within the Western Coachella Valley Area Plan in the Fourth Supervisorial District, specifically located northeast of Interstate-10 and Varner Road, east of Cook Street, west of Washington Street, north of 38th Avenue, south of Chase School Road. GPA No. 200005 is associated with Specific Plan Amendment No. 343A02, Change of Zone No. 2000025, Tentative Parcel Map No. 38040, Plot Plan No. 200021, and an Addendum to EIR No. 470, which were considered concurrently with this amendment at the public hearings before the Planning Commission and Board of Supervisors. The Planning Commission



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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recommended that the Board of Supervisors tentatively approve the project on May 5, 2021. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment No. 200005 on May 25, 2021.

The adoption of Resolution No. 2021-142 and Ordinance No. 348.4959 will finalize the Board's tentative approval of the project on May 25, 2021. Resolution No 2021-142 will formally adopt Amendment No. 2 to Specific Plan No. 343; and Ordinance No. 348.4959 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 for GPA Nos. 170001, 180006, 200001, and 200005. The total cost to complete GPA No. 200003 is approximately \$20,000 – funded through NCC budget allocation with potential reimbursement of cost from grant programs, including SB 2 and LEAP grant awards the County received. The planning process for GPA No. 1208 commenced and will be completed this fiscal year (20/21). The above costs includes funds spent on public outreach, drafting of the General Plan Amendment, environmental considerations, and public hearings, etc.

**ATTACHMENTS:**

- A. Resolution No. 2021-108
- B. Resolution No. 2021-143 (SP No. 106A17)
- C. Ordinance No. 348.4962 (CZ NO. 7347)
- D. Ordinance No. 348.4963 (CZ NO. 1900051)
- E. Resolution No. 2021-142 (SP No. 343A02)
- F. Ordinance No. 348.4959 (CZ NO. 2000025)



Jason Farin, Principal Management Analyst 6/22/2021



Gregory L. Priamos, Director County Counsel 6/22/2021



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COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



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**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **ADOPT RESOLUTION NO. 2021-108** amending the Riverside County General Plan in accordance with the Board's tentative action taken on General Plan Amendment Nos. 170001, 180006, 200001, 200003, and 200005;
2. **ADOPT RESOLUTION NO. 2021-143** adopting Amendment No. 17 to Specific Plan No. 106 consistent with the Board's action on June 8, 2021;

Continued on Page 2

**ACTION:Policy**

  
John Hildebrand, Planning Director 6/17/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance's 348.4962, 348.4963, 348.4959 are adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: June 29, 2021  
xc: Planning, MC, COBab

Kecia Harper  
Clerk of the Board  
By: \_\_\_\_\_  
Deputy



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

**RECOMMENDED MOTION:** That the Board of Supervisors:

3. **ADOPT ORDINANCE NO. 348.4962** amending the zoning in the Rancho California Zoning Area, as shown on Map No. 2.2452, Change of Zone No.7347;
4. **ADOPT ORDINANCE NO. 348.4963** amending the zoning in the Lakeland Village Zoning District, as shown on Map No. 2.2452, Change of Zone No.1900051;
5. **ADOPT RESOLUTION NO. 2021-142** adopting Amendment No. 2 to Specific Plan No. 343 consistent with the Board's action on May 25, 2021;
6. **ADOPT ORDINANCE NO. 348.4959** amending the zoning in the Thousand Palms Zoning District, as shown on Map No.41.098, Change of Zone No. 2000025; and
7. **DIRECT** the Planning Department to incorporate the changes made by GPA Nos. 170001, 180006, 200001, 200003, and 200005 into the Riverside County General Plan Land Use Element and associated Area Plans, tables and figures.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 20,000	\$ 0	\$ 20,000	\$ 0
<b>SOURCE OF FUNDS:</b> Applicant Fees 100% for GPA Nos. 170001, 180006, 200001 and 200005. NCC/General Fund for GPA No. 200003 with potential grant reimbursement.			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 20/21	

**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 Second 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 Nos. 170001, 180006, 200001, 200003, 200005 are Entitlement/Policy Amendments.

**INDIVIDUAL AMENDMENTS:**

**Dutch Village**

General Plan Amendment No. 170001 (Entitlement/Policy Amendment): A proposal to amend the General Plan Land Use Designation of approximately 30.62 acres from Community Development:



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

Commercial Retail (CD: CR) [0.25-0.35 FAR], Community Development: Commercial Office (CD: CO) [0.35-1.0 FAR], Community Development: Light Industrial (CD: LI) [0.25-0.60 FAR], and Open Space: Conservation (OS: C) to Community Development: Medium High Density Residential (CD: MHDR) [5-8 DU/AC], as shown in Exhibit 6 titled "CZ07347 GPA170001 SP00106 AMENDMENT # 17 TR37078 PP170003." The subject property is located within the Southwest Area Plan in the Third Supervisorial District, specifically located northwest of Winchester Road/SR-79, north of Jean Nicholas Road, easterly of Leon Road, southerly of Whisper Heights Parkway. GPA No. 170001 is associated with Specific Plan Amendment No. 106A17, Change of Zone No. 7347, Tentative Tract Map No. 37078, Plot Plan No. 170003, and Environmental Assessment No. 170005, 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 April 21, 2021. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment No. 170001 on June 8, 2021.

The adoption of Resolution No. 2021-143 and Ordinance No. 348.4962 will finalize the Board's tentative approval of the project on June 8, 2021. Resolution No 2021-143 will formally adopt Amendment No. 17 to Specific Plan No. 106; and Ordinance No. 348.4962 will formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

**CV Mission**

General Plan Amendment No. 180006 (Entitlement/Policy Amendment): A proposal to amend the General Plan Land Use Designation of approximately 0.40 acres from Community Development: High Density Residential (CD: HDR) [8-14 DU/AC] to Community Development: Commercial Retail (CD: CR) [0.25-0.35 FAR], as shown in Exhibit 6 titled "GPA180006 PPT180026." The subject property is located within the Western Coachella Valley Area Plan in the Fourth Supervisorial District, specifically located North of Leyte Avenue, south of Manila Avenue, east of Van Buren Street, west of Luzon Street. GPA No. 180006 is associated with Plot Plan No. 180026, which was 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 April 7, 2021. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment No. 180006 on May 25, 2021.

**Wah Taing**

General Plan Amendment No. 200001 (Entitlement/Policy Amendment): is a proposal to amend the General Plan Land Use Designation of approximately 0.13 acres from Community Development: Commercial Retail (CD: CR) [0.25-0.35 FAR] to Community Development: Medium Density Residential (CD: MDR) [2-5 DU/AC], as shown in Exhibit 6 titled "CZ1900051 GPA200001." The subject property is located within the Elsinore Area Plan in the First Supervisorial District, specifically located southeast of Evergreen Street and southwest of Grand Avenue. GPA No. 200001 is associated with Change of Zone No. 1900051, which was



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
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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 March 24, 2021. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment No. 200001 on April 27, 2021.

The adoption of Ordinance No. 348.4963 will finalize the Board's tentative approval of the project on April 27, 2021. Ordinance No. 348.4963 will formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

**Tribal Policy**

General Plan Amendment No. 200003 (Entitlement/Policy Amendment): A proposal to amend the "Areas Subject to Indian Jurisdiction" section of the County General Plan, Land Use Element (Chapter 3) by adding new section and policy text/language. The intent of the new language is to provide policy level guidance that facilitates development of Fee Lands, which is privately-owned reservation land within County jurisdiction, and ensures coordination with the appropriate Tribal Government. GPA will also assign the Agricultural Foundation Component and Agricultural Land Use Designation to the Fee Lands, which do not currently have General Plan Foundation Components or General Plan Land Use Designations. GPA No. 200003 was considered 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 May 5, 2021. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment No. 200003 on June 22, 2021.

**CV Arena**

General Plan Amendment No. 200005 (Entitlement/Policy Amendment): A proposal to amend the General Plan Land Use Designation of a portion of the approximately 455.75 acre specific plan area from Community Development: Business Park (CD:BP) [0.25-0.60 FAR] to Community Development: Commercial Tourist (CD: CT) [0.20-0.35 FAR], as shown in Exhibit 6 titled "CZ2000025 GPA200005 SP00343A02 PPT200021 TPM38040;" and updates Figure 3 of the Western Coachella Valley Area Plan and other related tables and figures to reflect the Planning Area boundary changes proposed by Amendment No. 2 to Specific Plan No. 343. GPA No. 200005 also modifies Western Coachella Valley Area Plan Policy 15.4 to allow alternative standards for free standing signs for on-site advertising within Specific Plans by including the following provision: "e. the provisions of this policy shall not apply to signs and development located in an approved Specific Plan where the approved Specific Plan has sign design guidelines or standards." The subject property is located within the Western Coachella Valley Area Plan in the Fourth Supervisorial District, specifically located northeast of Interstate-10 and Varner Road, east of Cook Street, west of Washington Street, north of 38th Avenue, south of Chase School Road. GPA No. 200005 is associated with Specific Plan Amendment No. 343A02, Change of Zone No. 2000025, Tentative Parcel Map No. 38040, Plot Plan No. 200021, and an Addendum to EIR No. 470, which were considered concurrently with this amendment at the public hearings before the Planning Commission and Board of Supervisors. The Planning Commission



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

recommended that the Board of Supervisors tentatively approve the project on May 5, 2021. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment No. 200005 on May 25, 2021.

The adoption of Resolution No. 2021-142 and Ordinance No. 348.4959 will finalize the Board's tentative approval of the project on May 25, 2021. Resolution No 2021-142 will formally adopt Amendment No. 2 to Specific Plan No. 343; and Ordinance No. 348.4959 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 for GPA Nos. 170001, 180006, 200001, and 200005. The total cost to complete GPA No. 200003 is approximately \$20,000 – funded through NCC budget allocation with potential reimbursement of cost from grant programs, including SB 2 and LEAP grant awards the County received. The planning process for GPA No. 1208 commenced and will be completed this fiscal year (20/21). The above costs includes funds spent on public outreach, drafting of the General Plan Amendment, environmental considerations, and public hearings, etc.

**ATTACHMENTS:**

- A. Resolution No. 2021-108
- B. Resolution No. 2021-143 (SP No. 106A17)
- C. Ordinance No. 348.4962 (CZ NO. 7347)
- D. Ordinance No. 348.4963 (CZ NO. 1900051)
- E. Resolution No. 2021-142 (SP No. 343A02)
- F. Ordinance No. 348.4959 (CZ NO. 2000025)



Jason Farin, Principal Management Analyst 6/22/2021



Gregory L. Priamos, Director County Counsel 6/22/2021

2  
3 **RESOLUTION NO. 2021-108**  
4 **AMENDING THE RIVERSIDE COUNTY**  
5 **GENERAL PLAN**

6 **(Second 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 Southwest Area Plan, Western  
11 Coachella Valley Area Plan, Elsinore Area Plan, and the Land Use Element of the Riverside County General  
12 Plan; and,

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

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

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

20 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors  
21 of the County of Riverside in regular session assembled on June 29, 2021 that:

- 22 A. **General Plan Amendment (GPA) No. 170001** amends the General Plan Land Use  
23 Designation of approximately 30.62 acres from Community Development: Commercial  
24 Retail (CD: CR) [0.25-0.35 FAR], Community Development: Commercial Office (CD: CO)  
25 [0.35-1.0 FAR], Community Development: Light Industrial (CD: LI) [0.25-0.60 FAR], and  
26 Open Space: Conservation (OS: C) to Community Development: Medium High Density  
27 Residential (CD: MHDR) [5-8 DU/AC], as shown in Exhibit 6 titled "CZ07347 GPA170001  
28 SP00106 AMENDMENT # 17 TR37078 PP170003," attached hereto and incorporated

JUN 29 2021 3.68

FORM APPROVED COUNTY COUNSEL  
BY SARAH K. MOORE 6/17/21 DATE



1           herein by reference. The subject property is located within the Southwest Area Plan in the  
2           Third Supervisorial District, specifically located northwest of Winchester Road/SR-79,  
3           north of Jean Nicholas Road, easterly of Leon Road, southerly of Whisper Heights Parkway.  
4           GPA No. 170001 is associated with Specific Plan Amendment No. 106A17, Change of Zone  
5           No. 7347, Tentative Tract Map No. 37078, Plot Plan No. 170003, and Environmental  
6           Assessment No. 170005, which were considered concurrently with this amendment at the  
7           public hearings before the Planning Commission and Board of Supervisors. The Planning  
8           Commission recommended that the Board of Supervisors tentatively approve the project on  
9           April 21, 2021. After taking public testimony, the Board of Supervisors closed the public  
10          hearing and tentatively approved General Plan Amendment No. 170001 on June 8, 2021.

11          **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on  
12          this matter, both written and oral, including Environmental Assessment No. 170005 that:

- 13           1.     The site is located within the Southwest Area Plan.
- 14           2.     The Southwest Area Plan Land Use Map establishes the extent, intensity, and location of  
15                 land uses within the Southwest area.
- 16           3.     GPA No. 170001 is an Entitlement/Policy Amendment.
- 17           4.     The project site has existing General Plan Foundation Components and land use designations  
18                 of Community Development: Commercial Retail (CD: CR), Community Development:  
19                 Commercial Office (CD: CO), Community Development: Light Industrial (CD: LI), and  
20                 Open Space: Conservation (OS: C).
- 21           5.     GPA No. 170001 amends the General Plan land use designation to Community  
22                 Development: Medium High Density Residential (CD: MHDR) [5-8 DU/AC], as shown on  
23                 Exhibit 6.
- 24           6.     An Entitlement/Policy General Plan amendment may be approved if the change does not  
25                 involve a change in or conflict with the Riverside County Vision, any General Planning  
26                 Principle set forth in General Plan Appendix B, or any Foundation Component Designation  
27                 in the General Plan; the proposed amendment would either contribute to the purposes of the  
28                 General Plan or, at a minimum, would not be detrimental to them; and special circumstances

1 or conditions have emerged.

2 7. GPA No. 170001 does not involve a change in or conflict with the Riverside County Vision.  
3 Specifically, GPA No. 170001 is consistent with the following visions:

4 a. The Riverside County Vision, in its discussion on Population Growth, specifically  
5 states, "New growth patterns no longer reflect a pattern of urban sprawl. Rather, they  
6 follow a framework of transportation and open space corridors, with concentrations  
7 of development that fit into that framework. In other words, important open space  
8 and transportation corridors define growth areas." GPA No. 170001 is consistent  
9 with, and does not involve a change in or conflict with, this portion of the Riverside  
10 County Vision because it will result in an infill project between entitled residential  
11 tracts. Considering the existing residential land uses surrounding the subject  
12 property, the proposed Project would not be a spot development creating urban  
13 sprawl, it is consistent with this portion of the Riverside County Vision.

14 Residential homes would create a logical extension of development within an area  
15 that is transitioning from Rural Residential and vacant property to a suburban  
16 residential environment. The property is bounded to the east and west by land entitled  
17 for Single Family Residences. In accordance with the Riverside County Vision  
18 Statement, this project would consolidate future growth into an area that could  
19 accommodate it and will reduce further residential sprawl by being located close in  
20 vicinity to employment centers, and previously approved residential developments  
21 that are similar in lot configurations. Considering the existing residential land uses  
22 surrounding the subject property, the proposed project would not be a spot  
23 development creating urban sprawl, it is consistent with this portion of the Riverside  
24 County Vision.

25 b. There are no other provisions or statements within the Riverside County Vision that  
26 the GPA No. 170001 is inherently inconsistent with.

27 c. For the above reasons, GPA No. 170001 does not involve a change in or conflict with  
28 the Riverside County Vision.



1 8. GPA No. 170001 does not involve a change in or conflict with any General Planning  
2 Principle set forth in General Plan Appendix B. Specifically, GPA No. 170001 is consistent  
3 with the following principles:

4 a. The General Plan Principle I.C.1 (Maturing Communities) provides, "The General  
5 Plan Vision acknowledges that every community in the County is maturing in its  
6 own way, at its own pace and within its own context. Policies and programs should  
7 be tailored to local needs in order to accommodate the particular level of anticipated  
8 maturation in a given community." New development along Winchester Road has  
9 accelerated over the past decade. The Project would develop a vacant 30.62 acres as  
10 residential, consistent with existing adjacent residential development. Therefore, the  
11 Project is consistent with General Planning Principles through the recognition of a  
12 maturing community and a response to encourage managed growth in appropriate  
13 locations.

14 The General Plan Principle I.G.1 (Efficient Land Use) provides, "The County should  
15 encourage compact and transit-adaptive development on regional and community  
16 scales. The policy goal is to permit and encourage densities and intensities, and to  
17 reduce the land required for public infrastructure by reducing streets widths (subject  
18 to emergency access requirements) and other such requirements." The proposed  
19 residential Project represents an infill project on 30.62 acres of vacant land which  
20 would be a compact development with additional, project-provided street and  
21 drainage improvements along Winchester Road, Elliot Road, and Ron Roberts Way.

22 b. There is no General Planning Principle set forth in General Plan Appendix B that  
23 GPA No. 170001 is inherently inconsistent with.

24 c. For the above reasons, GPA No. 170001 would not involve a change in or conflict  
25 with any Riverside County General Planning Principle set forth in General Plan  
26 Appendix B.

27 9. GPA No. 170001 does not involve a change in or conflict with any Foundation Component  
28



Designation in the General Plan because the current Foundation Component is Community Development, and the proposed foundation component is also Community Development. Therefore, the Project does not propose any General Plan Foundation component changes and is consistent with the existing foundation component of Community Development. Therefore, GPA No. 170001 does not involve a change in or conflict with any Foundation Component designation in the General Plan.

10. GPA No. 170001 would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them. The purposes of General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. GPA No. 170001 will establish the Medium High Density Residential (MHDR) land use designation. The project is an infill project within an existing residential area and would stimulate the growth of the area (Appendix B, VII.C.4). Additionally, since the 30.62 acres is currently vacant, and since the GPA No. 170001 will modify the property's land use designation to Medium High Density Residential with the associated implementing projects (Specific Plan No. 106 Amendment No. 17, Change of Zone No. 7347, Tentative Parcel Map No. 37078, and Plot Plan No. 170003), in order to accommodate residential units, with the creation of housing for additional employees and customers using the subject land, which will therefore stimulate the growth of the area including small business.

The land located directly to the north, west, and south have all been developed with, or have obtained entitlements for, single family residential tracts similar in nature to the proposed project. This results in a new circumstance to the area. Considering the existing residential land uses and entitlements surrounding the subject property, the proposed Project would not be a spot development creating urban sprawl and it will be consistent with the Riverside County General Plan.

11. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. Although the intent of the existing designation of Community Development:



Commercial Retail (CD: CR) was to potentially develop commercial uses on this site, retail development has yet to be pursued on the site since the adoption of the Riverside County General Plan in 2003. The Riverside County General Plan assumes for its buildout purposes that 60% of Commercial Retail designated land would not be developed as commercial uses based on anticipated market demand and therefore assumes there will be an anticipated need for General Plan Amendments for Commercial Retail designated properties. Within the Southwest Area Plan a total of 225 acres is designated Commercial Retail. An accounting of development on Commercial Retail designated lands shows that approximately 101 acres has been developed and approximately 105 acres has been approved for development or is currently in the process of an entitlement for development for commercial uses. In total this accounts for 206 acres out of the 225 acres assumed for buildout of the Southwest Area Plan. The assumed conversion of 60% of Commercial Retail land use designations that is already incorporated into the General Plan on its own is justification for a General Plan Amendment, but the additional background on the amount of developed or in process commercial development in the Southwest Area Plan provides further justification on the market conditions in the area. General Plan Amendment No. 170001 includes not only changes from Commercial Retail, but also from Light Industrial, Commercial Office, and Open Space: Conservation. The Light Industrial and Commercial Office designations do not have provisions on the assumed conversion similar to the provision on Commercial Retail. However, the same background on the amount of commercial uses that have been developed in this area indicate that the overall market has provided for development of commercial uses in this area.

Additionally, the Project site has been divided up into smaller portions through the construction of Jean Nicholas Road that occurred in approximately 2009. These smaller portions make pursuit of a shopping, industrial, and/or office development with its demands for larger areas for parking, visibility, etc. less feasible and more feasible to be developed as residential. Also, as residential development has occurred in the immediate vicinity of this Project, it makes development of industrial uses in particular more sensitive and less feasible



1 to develop. The Open Space: Conservation designation does not reflect any open space  
2 resource or other area required to be conserved – as illustrated in detail in the IS/MND  
3 discussed prior - but is a remnant of when areas to the north of this property were lower  
4 density residential designations and the Open Space designation was intended to provide a  
5 buffer to these lower density areas. The areas to the north have since been designated for  
6 Medium Density Residential and developed with single family residential uses. Based on  
7 this current evaluation of the site's resources, the Open Space: Conservation designation is  
8 no longer appropriate to the site.

9 Furthermore, the current landowner has in the past made various efforts to market the site  
10 for non-residential uses and such efforts have not been successful for various reasons. The  
11 change to residential land uses represents not only a viable use for the property compared to  
12 its current land use designations, but a more compatible land use considering the primarily  
13 existing residential uses that now surround the project site.

14 Therefore, based on the General Plan's assumptions regarding the conversion of Commercial  
15 Retail designated areas, the division of the site with the realigned Jean Nicholas Road, and  
16 the change in land use designations in the area since the land use designations were  
17 established on the site represent special circumstances that were not anticipated in preparing  
18 the General Plan.

19 12. GPA No. 170001 has been reviewed in conjunction with each of the Riverside County  
20 General Plan Elements, including the Land Use, Circulation, Multi-Purpose Open Space,  
21 Safety, Noise, Housing, Air Quality, and Healthy Communities, and the Southwest Area  
22 Plan; and it has been determined that GPA No. 170001 is in conformance with the policies  
23 and objectives of each Element and the Area Plan. As a result, GPA No. 170001 does not  
24 create an internal inconsistency among any component of the Riverside County General  
25 Plan.

26 13. Based on the above, GPA No. 170001 will not be detrimental to the public's health, safety,  
27 or welfare.  
28

1 14. An initial study, Environmental Assessment No. 170005, incorporated herein by reference,  
2 determined that GPA No. 170001 and the associated project could have potentially  
3 significant impacts on Air Quality, Biological Resources, Tribal Cultural Resources, and  
4 Mandatory Findings of Significance. However, it was determined that these impacts would  
5 be mitigated to a level of non-significance through the application of the measures indicated  
6 in the initial study. The initial study resulted in preparation of a Mitigated Negative  
7 Declaration of environmental effects and a determination that GPA No. 170001 and the  
8 associated project would not have a significant effect on the environment.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated  
10 Negative Declaration for Environmental Assessment No. 170005, based on the findings found in the initial  
11 study, incorporated herein by reference, and **ADOPTS** General Plan Amendment No. 170001, as described  
12 herein and shown on Exhibit 6 titled "CZ07347 GPA170001 SP00106 AMENDMENT # 17 TR37078  
13 PP170003," attached hereto and incorporated herein by reference.

14 **B. General Plan Amendment (GPA) No. 180006** amends the General Plan Land Use  
15 Designation of approximately 0.40 acres from Community Development: High Density  
16 Residential (CD: HDR) [8-14 DU/AC] to Community Development: Commercial Retail  
17 (CD: CR) [0.25-0.35 FAR], as shown in Exhibit 6 titled "GPA180006 PPT180026," attached  
18 hereto and incorporated herein by reference. The subject property is located within the  
19 Western Coachella Valley Area Plan in the Fourth Supervisorial District, specifically located  
20 North of Leyte Avenue, south of Manila Avenue, east of Van Buren Street, west of Luzon  
21 Street. GPA No. 180006 is associated with Plot Plan No. 180026, which was considered  
22 concurrently with this amendment at the public hearings before the Planning Commission  
23 and Board of Supervisors. The Planning Commission recommended that the Board of  
24 Supervisors tentatively approve the project on April 7, 2021. After taking public testimony,  
25 the Board of Supervisors closed the public hearing and tentatively approved General Plan  
26 Amendment No. 180006 on May 25, 2021.

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on  
28 this matter, both written and oral, that:



1. The site is located within the Western Coachella Valley Area Plan.
2. The Western Coachella Valley Area Plan Land Use Map establishes the extent, intensity, and location of land uses within the Western Coachella Valley area.
3. GPA No. 180006 is an Entitlement/Policy Amendment.
4. The project site has an existing General Plan Foundation Component and land use designation of Community Development: High Density Residential (CD: HDR) [8-14 DU/AC].
5. GPA No. 180006 amends the General Plan land use designation Community Development: Commercial Retail (CD: CR) [0.25-0.35 FAR], as shown on Exhibit 6.
6. 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 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.
7. GPA No. 180006 does not involve a change in or conflict with the Riverside County Vision. Specifically, GPA No. 180006 is consistent with the following visions:
  - a. The Riverside County Vision, in its discussion on Population Growth, specifically states, "New growth patterns no longer reflect a pattern of urban sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas." GPA No. 180006 is consistent with this vision because it will result in an infill project along the Van Buren Street and Manila Avenue corridor on 0.40 acres of land with proposed 4,195 square foot commercial retail building within an existing urbanized area that is developed or is developing at an increased rate. Considering the existing commercial and residential related land uses surrounding the subject property, the proposed project would not

1 be a “spot” development creating urban sprawl.

2 b. The Riverside County Vision, in its discussion on Jobs and the Economy, specifically  
3 provides, “Jobs/housing balance is significantly improved overall, as well as within  
4 sub regions of Riverside County.” General Plan Amendment No. 180006 is  
5 consistent with this vision because the implementing Project proposes a 4,195 square  
6 foot commercial retail building that would create approximately 100 temporary  
7 construction jobs and approximately 10 permanent jobs. Therefore, the project is  
8 consistent with, and does not result in a change in or conflict with, this Vision section,  
9 and with existing housing and jobs in a unincorporated urbanized area of the Western  
10 Coachella Valley and nearby communities in the Coachella Valley, the project would  
11 maintain good jobs and housing balance within close proximity.

12 c. There are no other provisions or statements within the Riverside County Vision that  
13 the GPA No. 180006 is inherently inconsistent with.

14 d. For the above reasons, GPA No. 180006 does not involve a change in or conflict with  
15 the Riverside County Vision.

16 8. GPA No. 180006 does not involve a change in or conflict with any General Planning  
17 Principle set forth in General Plan Appendix B. Specifically, GPA No. 180006 is consistent  
18 with the following principles:

19 a. The General Plan Principle I.C.1 (Maturing Communities) provides, “The General  
20 Plan Vision acknowledges that every community in the County is maturing in its  
21 own way, at its own pace and within its own context. Policies and programs should  
22 be tailored to local needs to accommodate the level of anticipated maturity in each  
23 community.” General Plan Amendment No. 180006 is consistent with this principle  
24 because existing and new development along this portion of Van Buren Street and  
25 Manila Avenue within the Lower Coachella Valley Zoning District located adjacent  
26 to the City of Indio has accelerated over recent and past decades since at least the  
27 1950s. The project would further develop a vacant project site with new commercial  
28 retail building, on two (2) existing parcels totaling approximately 0.40 acres,



1 consistent with existing adjoining residential and commercial development.  
2 Therefore, the project is consistent with General Planning Principles through the  
3 recognition of a mature urbanized community and a response to encourage managed  
4 growth in appropriate locations.

5 b. The General Plan Principle I.G.1 (Efficient Land Use) provides, "The County should  
6 encourage compact and transit-adaptive development on regional and community  
7 scales. The policy goal is to permit and encourage densities and intensities, and to  
8 reduce the land required for public infrastructure by reducing streets widths (subject  
9 to emergency access requirements) and other such requirements." General Plan  
10 Amendment No. 180006 is consistent with this principle because it provides for the  
11 approval of the implementing Project, which is an infill project on vacant portions of  
12 land totaling approximately 0.40-acre site would be a compact development with  
13 existing street and drainage improvements with minor required improvements.

14 c. There is no General Planning Principle set forth in General Plan Appendix B that  
15 GPA No. 180006 is inherently inconsistent with.

16 d. For the above reasons, GPA No. 180006 would not involve a change in or conflict  
17 with any Riverside County General Planning Principle set forth in General Plan  
18 Appendix B.

19 9. GPA No. 180006 does not involve a change in or conflict with any Foundation Component  
20 Designation in the General Plan because GPA No. 180006 proposes General Plan land use  
21 designations of CR, which is within the same Foundation Component (Community  
22 Development) of the General Plan as the existing land use designation of HDR. Thus, the  
23 proposed General Plan Amendment is consistent with the Community Development  
24 Foundation.

25 10. GPA No. 180006 would either contribute to the achievement of the purposes of the General  
26 Plan or, at a minimum, would not be detrimental to them. The purposes of General Plan are  
27 to set direction for land use and development in strategic locations, provide for the  
28

development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. GPA No. 180006 would either contribute to the achievement of the General Plan or, at a minimum, would not be detrimental to them because the proposed amendment will establish the CR (CD: CR) land use designation, which promotes one of the highest and best uses that can be associated with the existing 0.40 acre project site along Van Buren Street and Manilla Avenue, with existing and required additional infrastructure such as domestic sewer and water connections, and access driveways, in support of the proposed plot plan for commercial retail building. The implementing project as an infill project is within an existing unincorporated urbanized area. The proposed general plan amendment would stimulate a minor level of growth to the area (Appendix B, VII.C.4) with new 4,195 square foot commercial retail building.

11. GPA No. 180006 is required to expand basic 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. General Plan Amendment No. 180006 will provide for the approval of the implementing Project that would create up to 100 temporary construction jobs and up to 10 permanent jobs expanding basic employment opportunities in the area.

12. GPA No. 180006 has been reviewed in conjunction with each of the Riverside County General Plan Elements, including the Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, and Healthy Communities, and the Western Coachella Valley Area Plan; and it has been determined that GPA No. 180006 is in conformance with the policies and objectives of each Element and the Area Plan. As a result, GPA No. 180006 does not create an internal inconsistency among any component of the Riverside County General Plan.

13. Based on the above, GPA No. 180006 will not be detrimental to the public's health, safety, or welfare.

14. GPA No. 180006 is exempt from CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3) ("Common Sense Exemption") and Section 15303 ("New Construction or



Conversion of Small Structures”). The implementing project proposes the construction of a 4,195 square foot commercial retail building. GPA No. 180006 will facilitate the development of the proposed building in a mature developed neighborhood that contains previously disturbed land with existing residential and commercial development, and vacant lots, with limited site preparation. Therefore, GPA No. 180006 is exempt from CEQA because it can be seen with certainty that there is no possibility that this amendment may have a significant effect on the environment.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that it **FINDS** that the project is EXEMPT from the California Environmental Quality Act (CEQA), based on the findings found above and in the staff reports, incorporated herein by reference, and **ADOPTS** General Plan Amendment No. 180006, as described herein and shown on Exhibit 6 titled “GPA180006 PPT180026,” attached hereto and incorporated herein by reference.

C. **General Plan Amendment (GPA) No. 200001** amends the General Plan Land Use Designation of approximately 0.13 acres from Community Development: Commercial Retail (CD: CR) [0.25-0.35 FAR] to Community Development: Medium Density Residential (CD: MDR) [2-5 DU/AC], as shown in Exhibit 6 titled “CZ1900051 GPA200001,” attached hereto and incorporated herein by reference. The subject property is located within the Elsinore Area Plan in the First Supervisorial District, specifically located southeast of Evergreen Street and southwest of Grand Avenue. GPA No. 200001 is associated with Change of Zone No. 1900051, which was 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 March 24, 2021. After taking public testimony, the Board of Supervisors closed the public hearing and tentatively approved General Plan Amendment No. 200001 on April 27, 2021.

**BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on this matter, both written and oral, that:

1. The site is located within the Elsinore Area Plan.

2. The Elsinore Area Plan Land Use Map establishes the extent, intensity, and location of land uses within the Elsinore area.
3. GPA No. 200001 is an Entitlement/Policy Amendment.
4. The project site has an existing General Plan Foundation Component and land use designation of Community Development: Commercial Retail (CD: CR) [0.25-0.35 FAR].
5. GPA No. 200001 amends the General Plan land use designation to Community Development: Medium Density Residential (CD: MDR) [2-5 DU/AC], as shown on Exhibit 6.
6. 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.
7. GPA No. 200001 does not involve a change in or conflict with the Riverside County Vision. Specifically, GPA No. 200001 is consistent with the following visions:
  - a. The Riverside County Vision, in its discussion on Population Growth, specifically 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 other words, important open space and transportation corridors define growth areas." GPA No. 200001 is consistent with this vision because the project site is located within a developed area and does reflect the logical extension of existing development patterns given the adjacent single-family residential development from the project site.
  - b. The Riverside County Vision, in its discussion on Our Communities and Their Neighborhoods, specifically provides, "The planning process continues to refine acceptable densities as a means of accommodating additional growth so that the



1 extensive permanent open space that now exists can be sustained.” General Plan  
2 Amendment No. 200001 is consistent with this vision because it exemplifies this  
3 vision because the proposed amendment would accommodate residential  
4 development on an already disturbed site within a developed area instead of new  
5 residential development in natural open space areas.

6 c. There are no other provisions or statements within the Riverside County Vision that  
7 the GPA No. 200001 is inherently inconsistent with.

8 d. For the above reasons, GPA No. 200001 does not involve a change in or conflict with  
9 the Riverside County Vision.

10 8. GPA No. 200001 does not involve a change in or conflict with any General Planning  
11 Principle set forth in General Plan Appendix B. Specifically, GPA No. 200001 is consistent  
12 with the following principles:

13 a. The General Plan Principle I.C.1 (Maturing Communities) provides, “The General  
14 Plan Vision acknowledges that every community in the County is maturing in its  
15 own way, at its own pace and within its own context. Policies and programs should  
16 be tailored to local needs to accommodate the level of anticipated maturity in each  
17 community.” General Plan Amendment No. 200001 is consistent with this principle  
18 because this Principle highlights that communities are not fixed in their development  
19 patterns, but that over time may transition, in particular to more feasible or desirable  
20 land uses, while still respecting the existing communities where they meet by  
21 transitioning densities and providing buffers where appropriate. Such maturing  
22 communities may require changes to land use designations to accommodate for  
23 growing residential demand and consolidation of commercial land uses. The project  
24 represents this through a re-evaluation of the appropriate land uses for this particular  
25 site and the area in general to change from non-residential to residential land use.

26 b. The General Plan Principle I.G.1 (Efficient Land Use) provides, “Compact  
27 development patterns and location of higher density uses near community centers  
28 should allow services to be safely accessed by walking, bicycling or other

1 nonmotorized means.” General Plan Amendment No. 200001 is consistent with this  
2 principle because the proposed residential development would utilize a currently  
3 vacant site within a relatively developed area near Grand Avenue that represents the  
4 most efficient use of this land.

5 c. The General Plan Principle IV.A.1 (Community Variety, Choice And Balance)  
6 provides, “It is the intent of the General Plan to foster variety and choice in  
7 community development, particularly in the choice and opportunity for housing in  
8 various styles, of various densities, of a wide range of prices and accommodating a  
9 range of life styles in equally diverse community settings, emphasizing compact and  
10 higher density choices.” General Plan Amendment No. 190017 is consistent with  
11 this principle.

12 d. The General Plan Principle IV.A.6.c (Community Variety, Choice and Balance)  
13 provides, “Existing communities should be revitalized through development of  
14 under-used, vacant, redevelopment and or infill sites within existing urbanized areas.  
15 To the extent possible, attention should be focused on brownfields and other urban  
16 sites whose rehabilitation provides not only economic benefits but also  
17 environmental improvements. Steps to implement this principle include:  
18 Redesigning vacant land for higher density uses or mixed use, and providing  
19 incentives for assemblage of smaller parcels to create feasible infill projects that meet  
20 community goals and objectives.” General Plan Amendment No. 200001 is  
21 consistent with this principle because the project will occur on a relatively small  
22 vacant parcel between amongst residential uses. The General Plan Amendment will  
23 help provide uniformity with the adjacent residential projects and implement the  
24 overall intent of the General Plan.

25 e. There is no General Planning Principle set forth in General Plan Appendix B that  
26 GPA No. 200001 is inherently inconsistent with.

27 f. For the above reasons, GPA No. 200001 would not involve a change in or conflict  
28



1 with any Riverside County General Planning Principle set forth in General Plan  
2 Appendix B.

- 3 9. GPA No. 200001 does not involve a change in or conflict with any Foundation Component  
4 Designation in the General Plan because GPA No. 200001 proposes General Plan land use  
5 designation which is within the same Foundation Component (Community Development) of  
6 the General Plan as the existing land use designation. Thus, the proposed General Plan  
7 Amendment is consistent with the Community Development Foundation.
- 8 10. GPA No. 200001 would either contribute to the achievement of the purposes of the General  
9 Plan or, at a minimum, would not be detrimental to them. The purposes of General Plan are  
10 to set direction for land use and development in strategic locations, provide for the  
11 development of the economic base, establish a framework of the transportation system, and  
12 the preservation of extremely valuable natural and cultural resources. GPA No. 200001  
13 would either contribute to the achievement of the General Plan or, at a minimum, would not  
14 be detrimental to them because the project is strategically planning for land uses in the area  
15 by providing for needed residential development within an area with residential uses already  
16 and removing a non-residential land use designation that is not feasible and potentially more  
17 impactful than residential development.
- 18 11. Special circumstances or conditions have emerged that were unanticipated in preparing the  
19 General Plan. It was unknown that the overall four parcels designated as Commercial Retail  
20 were not under the same ownership. Not being under the same ownership control makes  
21 development of a single owned parcel, in particular this parcel not fronting on Grand Avenue  
22 with approximately 0.13 acres infeasible for development consistent with the current  
23 Commercial Retail land use designation. For this circumstance alone that was not  
24 anticipated in the preparation of the General Plan and based on its limited size and location,  
25 the current designation of Commercial Retail is not appropriate or feasible. The designation  
26 of the parcel as Medium Density Residential to construct a single family residence would be  
27 feasible and more appropriate given the circumstances now known.  
28 Additionally, since 2008 when the last major update to the General Plan was begun, the

County has designated a number of larger properties along Grand Avenue as Mixed Use Areas for purposes of the Housing Element to provide areas for higher density residential. While the intent of these is for higher density residential, the Mixed Use Areas also allow for commercial development to a certain degree within these areas. Due to this, potential commercial development on larger and potentially more attractive and feasible properties, it makes potential development of this portion of Commercial Retail land use designation less necessary and possibly less desirable for commercial development, in particular the parcel included in the project due to its location not fronting Grand Avenue.

The project site has been vacant since its designation as Commercial Retail since at least 2003. In the seventeen years since, the project site has been unable to attract a viable development or project with its current land use designation. The proposed project presents a viable use for the site with a Medium Density Residential land use designation.

12. GPA No. 200001 has been reviewed in conjunction with each of the Riverside County General Plan Elements, including the Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, and Healthy Communities, and the Elsinore Area Plan; and it has been determined that GPA No. 200001 is in conformance with the policies and objectives of each Element and the Area Plan. As a result, GPA No. 200001 does not create an internal inconsistency among any component of the Riverside County General Plan.
13. Based on the above, GPA No. 200001 will not be detrimental to the public's health, safety, or welfare.
14. GPA No. 200001 is exempt from CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3) ("Common Sense Exemption") and Section 15303 ("New Construction or Conversion of Small Structures"). The use of this exemption is appropriate when it can be determined with certainty that the proposed General Plan Amendment and Change of Zone will not cause any significant environmental impacts. The proposed action meets this criteria since the implementation of the change to the General Plan and Zoning would result in a single family residence. Although the project includes a General Plan Amendment and Change of Zone, the physical impacts to the environment that would result from the project



1 and its implementation would be from a single-family residence. Therefore, GPA No.  
2 200001 is exempt from CEQA because it can be seen with certainty that there is no  
3 possibility that this amendment may have a significant effect on the environment.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **FINDS** that the Project is  
5 EXEMPT from the California Environmental Quality Act (CEQA), based on the findings found above and  
6 in the staff reports, incorporated herein by reference, and **ADOPTS** General Plan Amendment No. 200001,  
7 as described herein and shown on Exhibit 6 titled "CZ1900051 GPA200001," attached hereto and  
8 incorporated herein by reference.

9 **D. General Plan Amendment (GPA) No. 200003** amends the "Areas Subject to Indian  
10 Jurisdiction" section of the County General Plan, Land Use Element (Chapter 3) by adding  
11 new section and policy text/language. The intent of the new language is to provide policy  
12 level guidance that facilitates development of Fee Lands, which is privately-owned  
13 reservation land within County jurisdiction, and ensures coordination with the appropriate  
14 Tribal Government. GPA will also assign the Agricultural Foundation Component and  
15 Agricultural Land Use Designation to the Fee Lands, which do not currently have General  
16 Plan Foundation Components or General Plan Land Use Designations, as shown on the  
17 attached Land Use Element insert. GPA No. 200003 was considered at the public hearings  
18 before the Planning Commission and Board of Supervisors. The Planning Commission  
19 recommended that the Board of Supervisors tentatively approve the project on May 5, 2021.  
20 After taking public testimony, the Board of Supervisors closed the public hearing and  
21 tentatively approved General Plan Amendment No. 200003 on June 22, 2021.

22 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on  
23 this matter, both written and oral, that:

- 24 1. The Land Use Element establishes goals and policies affecting the use of land for the  
25 unincorporated areas of the County of Riverside.
- 26 2. GPA No. 200003 is an Entitlement/Policy Amendment.
- 27 3. GPA No. 200003 amends the section entitled "Areas Subject to Indian Jurisdiction" of the  
28 General Plan Land Use Element (Chapter 3) by adding new section and policy text/language

1 that (1) to provide policy level guidance that facilitates development of Fee Lands; (2)  
2 ensures coordination with the appropriate Tribal Government; and (3) assign the  
3 Agricultural Foundation Component and Agricultural Land Use Designation to the Fee  
4 Lands, which do not currently have General Plan Foundation Components or General Plan  
5 Land Use Designations, as shown on the attached Land Use Element insert.

6 4. Fee lands are described as parcels owned in fee simple that are not owned by a Tribe or  
7 Tribal members on reservation land within County jurisdiction.

8 5. An Entitlement/Policy General Plan amendment may be approved if the change does not  
9 involve a change in or conflict with the Riverside County Vision, any General Planning  
10 Principle set forth in General Plan Appendix B, or any Foundation Component Designation  
11 in the General Plan; the proposed amendment would either contribute to the purposes of the  
12 General Plan or, at a minimum, would not be detrimental to them; and special circumstances  
13 or conditions have emerged.

14 6. GPA No. 200003 does not involve a change in or conflict with the Riverside County Vision.  
15 Specifically, GPA No. 200003 is consistent with the following visions:

16 a. GPA No. 200003 supports many of the fundamental values listed in the Riverside  
17 County Vision (“Vision”) Chapter of the County’s General Plan, including, but not  
18 limited to, the Community, Health, Inter-relatedness, Diversity, Equity, Valued  
19 Contributions, Varied Communities, Balance, Creativity and Innovation,  
20 Distinctiveness, Livable Centers, Housing, Natural Environment, Employment,  
21 Safety, Planning Integration, Sustainability, and Recreation.

22 b. GPA No. 200003 proposes to (1) update and add new policy language within the LU  
23 37.5 that clarifies and provides direction for the development of Fee Lands within  
24 Indian Reservations throughout Riverside County, and (2) will provide an  
25 Agriculture land use designation that allows for uses consistent with existing and  
26 proposed uses within the surrounding Tribal Lands and Agricultural/Rural  
27 properties.

28 c. One of the fundamental values of the Vision is Varied Communities (Vision



Statement, p. V-5). GPA No. 200003 will complete an ongoing community-scale, community-specific planning effort that enhances General Plan Land Use and other policies within an existing policy area (Tribal Lands) that aims to provide direction for the orderly development, specifically for one of the County's various unincorporated communities that may also help "...contribute to [the] overall quality of life" of Tribal Reservations and the County.

d. Lastly, a fundamental value of the Vision is Planning Integration (Vision Statement, p. V-6 - 7). GPA No. 200003 supports the County's approach to planning on a community scale with simple and focused policies. GPA No. 200003 is focused on unique communities that are within and adjacent to Agriculture/rural properties. This proposed amendment affects land use and policy that will allow for continued development of Fee Lands with Reservations by removing certain application requirements for allowed uses.

e. There are no other provisions or statements within the Riverside County Vision that the GPA No. 200003 is inherently inconsistent with.

f. For the above reasons, GPA No. 200003 does not involve a change in or conflict with the Riverside County Vision.

7. GPA No. 200003 does not involve a change in or conflict with any General Planning Principle set forth in General Plan Appendix B. Specifically, GPA No. 200003 is consistent with the following principles:

a. The General Plan Principle I.C.1 (Maturing Communities) provides, "The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs to accommodate the level of anticipated maturity in each community." General Plan Amendment No. 200003 is consistent with this principal because Tribal Reservations are a recognized mature community within the County, and the Tribal Land Use Policy provides general direction for the appropriate growth and development of the communities and community goals. GPA No. 200003

1 creates policies that apply to the communities and specific properties. Additionally,  
2 this amendment places a foundation component and land use designation as  
3 appropriate to continue the anticipated growth and maturity of Reservations as  
4 envisioned by the Tribes.

5 b. There is no General Planning Principle set forth in General Plan Appendix B that  
6 GPA No. 200003 is inherently inconsistent with.

7 c. For the above reasons, GPA No. 200003 would not involve a change in or conflict  
8 with any Riverside County General Planning Principle set forth in General Plan  
9 Appendix B.

10 8. GPA No. 20003 does not involve a change in or conflict with any Foundation Component  
11 Designation in the General Plan because the proposed amendment will apply to Fee Lands  
12 within Indian Reservations throughout Riverside County. The amendment places a  
13 foundation component of Agriculture for Fee Lands only. The proposed Agriculture  
14 designation for Fee Lands for Reservations is appropriate for the development that is  
15 envisioned for Fee Lands. Additionally, Fee Lands with Reservations are mostly adjacent  
16 to Agricultural and Rural designated areas. The proposed amendment will apply to Fee  
17 Lands within Indian Reservations throughout Riverside County. GPA No. 200003 does not  
18 involve a change in or conflict with any existing Foundation Component because all General  
19 Plan Land Use designations will ultimately conform to their applicable Foundation  
20 Component.

21 9. GPA No. 200003 would either contribute to the achievement of the purposes of the General  
22 Plan or, at a minimum, would not be detrimental to them. The purposes of General Plan are  
23 to set direction for land use and development in strategic locations, provide for the  
24 development of the economic base, establish a framework of the transportation system, and  
25 the preservation of extremely valuable natural and cultural resources. State law requires  
26 internal consistency of the County's General Plan, including consistency of a policy within  
27 an element and consistency of a policy with other elements. GPA No. 200003 will add new  
28



policy language to Chapter 3 and LU 37.5 and will place a land use designation for Fee Land designated properties within a Reservation. The new language and designation provide direction to improve the entitlement process for future land use projects on Fee Lands. The new language, revised policy, and land use designation were analyzed and will not create internal conflict with the Land Use Element, and other elements of the General Plan.

10. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. In 2011, the County initiated General Plan Amendment update created a section within Chapter 3, Land Use Element that dealt with Areas Subject to Indian Jurisdiction and was approved by the Board of Supervisors. At that time the lands within the boundaries of the Reservations were designated and identified on County Land Use Maps as Tribal Lands. Parcel information and details were not readily available for properties within Reservations. This GPA will designate Fee Lands, which are located within Tribal Lands as Agricultural and will update County Land Use maps with parcel information and details. This was because the parcel information was not readily available to determine which lands within the Reservation were Fee Lands. The information has since become available and will be utilized to support future applications for development and will be used by the County to update Land Use Maps.
11. GPA No. 200003 has been reviewed in conjunction with each of the Riverside County General Plan Elements, including the Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, and Healthy Communities; and it has been determined that GPA No. 200003 is in conformance with the policies and objectives of each Element. As a result, GPA No. 200003 does not create an internal inconsistency among any component of the Riverside County General Plan.
12. Based on the above, GPA No. 200003 will not be detrimental to the public's health, safety, or welfare.
13. GPA No. 200003 is exempt from CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3) ("Common Sense Exemption"). The proposed addition of new text provides clarification and direction for proposed development of Fee Lands within Indian

1 Jurisdictions, and does not implement any specific project, action, or funding. Therefore,  
2 GPA No. 200003 is exempt from CEQA because it can be seen with certainty that there is  
3 no possibility that this amendment may have a significant effect on the environment.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **FINDS** that the Project is  
5 EXEMPT from the California Environmental Quality Act (CEQA), based on the findings found above and  
6 in the staff reports, incorporated herein by reference, and **ADOPTS** General Plan Amendment No. 200003,  
7 as described herein and shown on the attached Land Use Element insert, attached hereto and incorporated  
8 herein by reference.

9 **E. General Plan Amendment (GPA) No. 200005** amends the General Plan Land Use  
10 Designation of a portion of the approximately 455.75 acre specific plan area from  
11 Community Development: Business Park (CD:BP) [0.25-0.60 FAR] to Community  
12 Development: Commercial Tourist (CD: CT) [0.20-0.35 FAR], as shown in Exhibit 6 titled  
13 “CZ2000025 GPA200005 SP00343A02 PPT200021 TPM38040;” and updates to Figure 3  
14 of the Western Coachella Valley Area Plan and other related tables and figures to reflect the  
15 Planning Area boundary changes proposed by Amendment No. 2 to Specific Plan No. 343.  
16 GPA No. 200005 also modifies Western Coachella Valley Area Plan Policy 15.4 to allow  
17 alternative standards for free standing signs for on-site advertising within Specific Plans by  
18 including the following provision: “e. the provisions of this policy shall not apply to signs  
19 and development located in an approved Specific Plan where the approved Specific Plan has  
20 sign design guidelines or standards.” The subject property is located within the Western  
21 Coachella Valley Area Plan in the Fourth Supervisorial District, specifically located  
22 northeast of Interstate-10 and Varner Road, east of Cook Street, west of Washington Street,  
23 north of 38th Avenue, south of Chase School Road. GPA No. 200005 is associated with  
24 Specific Plan Amendment No. 343A02, Change of Zone No. 2000025, Tentative Parcel Map  
25 No. 38040, Plot Plan No. 200021, and an Addendum to EIR No. 470, which were considered  
26 concurrently with this amendment at the public hearings before the Planning Commission  
27 and Board of Supervisors. The Planning Commission recommended that the Board of  
28 Supervisors tentatively approve the project on May 5, 2021. After taking public testimony,



1 the Board of Supervisors closed the public hearing and tentatively approved General Plan  
2 Amendment No. 200005 on May 25, 2021.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on  
4 this matter, both written and oral, including Addendum to EIR No. 470 for the project that:

- 5 1. The site is located within the Western Coachella Valley Area Plan.
- 6 2. The Western Coachella Valley Area Plan Land Use Map establishes the extent, intensity,  
7 and location of land uses within the Western Coachella Valley area.
- 8 3. GPA No. 200005 is an Entitlement/Policy Amendment.
- 9 4. The portion of the approximately 455.75 acre specific plan area (project site) has an existing  
10 General Plan Foundation Component and land use designation of Community Development:  
11 Business Park (CD:BP) [0.25-0.60 FAR].
- 12 5. GPA No. 200005 amends the General Plan land use designation to Community  
13 Development: Commercial Tourist (CD: CT) [0.20-0.35 FAR], as shown on Exhibit 6.
- 14 6. GPA No. 200005 updates Figure 3 of the Western Coachella Valley Area Plan and other  
15 related tables and figures to reflect the Planning Area boundary changes proposed by  
16 Amendment No. 2 to Specific Plan No. 343.
- 17 7. GPA No. 200005 modifies Western Coachella Valley Area Plan Policy 15.4 to allow  
18 alternative standards for free standing signs for on-site advertising within Specific Plans by  
19 including the following provision: “e. the provisions of this policy shall not apply to signs  
20 and development located in an approved Specific Plan where the approved Specific Plan has  
21 sign design guidelines or standards.”
- 22 8. An Entitlement/Policy General Plan amendment may be approved if the change does not  
23 involve a change in or conflict with the Riverside County Vision, any General Planning  
24 Principle set forth in General Plan Appendix B, or any Foundation Component Designation  
25 in the General Plan; the proposed amendment would either contribute to the purposes of the  
26 General Plan or, at a minimum, would not be detrimental to them; and special circumstances  
27 or conditions have emerged, or an amendment is required to expand basic employment job  
28 opportunities (jobs that contribute directly to the County’s economic base) and that would

1 improve the ratio of jobs-to-workers in the County.

- 2 9. GPA No. 200005 does not involve a change in or conflict with the Riverside County Vision.  
3 Specifically, GPA No. 200005 is consistent with the following visions:

4 a. The Riverside County Vision, in its discussion on Risk, specifically states, “We  
5 readily acknowledge that there is a certain degree of risk and uncertainty regarding  
6 future expectations, especially as they relate to land resources and how we manage  
7 them. At the same time, through the unique planning opportunities present here, we  
8 seek to make the risks known and avoid arbitrary and capricious decision making  
9 that aggravates the normal risks in human affairs.” GPA No. 200005 is consistent  
10 with this vision because the implementing Project as proposed is not without its risks  
11 and potential impacts to the environment, but these have been documented in the  
12 Addendum to the Environmental Impact Report and made available for the public  
13 and for decision makers on the Project to consider.

14 b. The Riverside County Vision, in its discussion on Employment, specifically  
15 provides, “We acknowledge gainful employment as one of the most basic individual  
16 needs and value a growing and diversified job base within which our residents may  
17 find a wide range of income opportunities in the agricultural, commercial, industrial,  
18 office, tourism, and institutional sectors of our economy.” General Plan Amendment  
19 No. 200005 is consistent with this vision because the implementing Project will  
20 continue to directly provide employment onsite through the operation of the arena  
21 and is expected to have secondary employment and economic benefits for other  
22 businesses in the area.

23 c. The Riverside County Vision, in its discussion on Sustainability and Global  
24 Environmental Stewardship, specifically provides, “Measures that reduce carbon  
25 emissions and increase energy efficiency are now routinely included in all areas of  
26 growth within Riverside County – new development, retrofitting of existing  
27 structures, as well as new and ongoing operations.” General Plan Amendment No.  
28 200005 is consistent with this vision because as is shown in the Climate Action Plan,



screening tables included with the Project Initial Study/Addendum, the Project is providing certain design and operational measures to limit the Project's contribution to greenhouse gas emissions to be consistent with state reduction goals.

d. The Riverside County Vision, in its discussion on Jobs and the Economy, specifically provides, "Implementation of the RCIP provides a clear picture of the fiscal implications of land use policies and documents the financial, as well as physical and social viability of communities in Riverside County." General Plan Amendment No. 200005 is consistent with this vision because the implementing Project will continue to support employment in the area. Additionally, the Project has been designed in consideration of the surrounding area to design and operate the Project to minimize impacts to the surrounding area, which is detailed in the Project's Initial Study/Addendum.

e. There are no other provisions or statements within the Riverside County Vision that the GPA No. 200005 is inherently inconsistent with.

f. For the above reasons, GPA No. 200005 does not involve a change in or conflict with the Riverside County Vision.

10. GPA No. 200005 does not involve a change in or conflict with any General Planning Principle set forth in General Plan Appendix B. Specifically, GPA No. 200005 is consistent with the following principles:

a. The General Plan Principle IV.C (Community Centers) provides, "Where appropriate, each community should be encouraged to develop a 'community center' as the focus and place of concentrated civic activity." General Plan Amendment No. 200005 is consistent with this principal because the inclusion of the arena and planned supporting retail, office, and other uses will represent a primary focal point for civic activity where daily and special activities would be accommodated.

b. The General Plan Principle VI.B. 1. and 2. (Unique Communities) provides, "...provide employment-generating uses in Riverside County, with capacity for

1 enough jobs to employ the workers who live in Riverside County to the maximum  
2 extent possible” and “...stimulate the growth of businesses focused on national and  
3 international markets.” General Plan Amendment No. 200005 is consistent with this  
4 principal because they are highlighted in the Project through its direct and indirect  
5 employment impacts it is anticipated to have along with the events that will occur  
6 with the arena that could attract visitors and businesses to the area.

7 c. There is no General Planning Principle set forth in General Plan Appendix B that  
8 GPA No. 200005 is inherently inconsistent with.

9 d. For the above reasons, GPA No. 200005 would not involve a change in or conflict  
10 with any Riverside County General Planning Principle set forth in General Plan  
11 Appendix B.

12 11. GPA No. 200005 does not involve a change in or conflict with any Foundation Component  
13 Designation in the General Plan because GPA No. 200005 proposes General Plan land use  
14 designations within the same Foundation Component (Community Development) of the  
15 General Plan as the existing land use designation. Thus, the proposed General Plan  
16 Amendment is consistent with the Community Development Foundation.

17 12. GPA No. 200005 would either contribute to the achievement of the purposes of the General  
18 Plan or, at a minimum, would not be detrimental to them. The purposes of General Plan are  
19 to set direction for land use and development in strategic locations, provide for the  
20 development of the economic base, establish a framework of the transportation system, and  
21 the preservation of extremely valuable natural and cultural resources. GPA No. 200005  
22 would either contribute to the achievement of the General Plan or, at a minimum, would not  
23 be detrimental to them because the implementing project is strategically located to provide  
24 for greatest ease of access to the arena utilizing Interstate-10 and minimizing vehicle travel  
25 on other roads through communities. The change to Western Coachella Valley Area Plan  
26 Policy 15.4 would continue to protect scenic resources in the area while providing for  
27 flexibility for signs within Specific Plans. Therefore, the proposed General Plan  
28



Amendment would help contribute to the achievement of the purposes of the General Plan by strategically planning for appropriate land uses in specific locations. Therefore, the project is not detrimental to the purposes of the General Plan.

13. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. The proposed land use designation change for the Planning Area 11 area is from Business Park to Commercial Tourist. The Specific Plan as currently approved is a response to general market demands and projections for non-residential land uses with a Business Park land use designation. The desire and market for an arena that is a unique land use in the area is a new circumstance that was not originally anticipated at the time the Specific Plan was originally approved and the General Plan amended at that time to reflect the land use designations of the Specific Plan. Additionally, the proposed arena use is not wholly inconsistent with the current Business Park land use designation, but the Commercial Tourist land use designation better reflects and provides greater consistency with a tourist oriented use like an arena. So although there is a change in land use designation, it is not a substantial change for context of the circumstances necessary to support the change in land use designation. The remaining land use designation changes due to reduction or changes to other Planning Area boundaries are a result of this creation of Planning Area 11, so these same new circumstances apply for all land use designation changes proposed by the Project. The current Policy 15.4 of the Western Coachella Valley Area Plan (WCVAP) has the intent of limiting the size and multitude of signs within certain identified scenic corridors. The policy takes a single direction approach to this by simply limiting the size and number of signs to collectively limit impacts to the corridors. The specific provision from the policy relative to this project site, which is within 330 feet of the nearest edge of a freeway but farther than 660 feet from a freeway exit would mean that a single freestanding sign for the arena would be limited to a maximum height of 25 feet and maximum surface area of 150 square feet. As is shown by this limitation, the policy does not provide flexibility to consider how large a site is, the use on a site, the importance of identification of a particular use to vehicles, or the relative impacts of certain size or number of signs on the scenic corridor.

1 The proposed revision to the policy would retain the current standards to apply in the area  
2 plan and the applicable scenic corridors, but would allow for more flexibility for Specific  
3 Plans to consider their unique locations, uses, signage needs, and impacts to scenic resources  
4 to provide alternative sign design guidelines or standards. The current Specific Plan already  
5 contains a sign design guidelines section and the Specific Plan Amendment proposes to  
6 supplement these guidelines with provisions for signage specific to Planning Area 11 that  
7 includes digital signage and provisions to subareas of Planning Area 11 to provide more  
8 customized standards appropriate to limit the size, number, and type of signs in certain  
9 subareas, while allowing for larger signs in certain areas intended to be directed towards  
10 vehicles on Interstate-10. The guidelines have considered and are supplemented with  
11 documentation that shows the planned larger signs relative to the views from Interstate-10  
12 and the backdrop of the scenic corridor that show the limited impacts this single, although  
13 larger, sign along a long stretch of frontage has on the overall aesthetics of the corridor.  
14 Additionally, similar to the land use designation changes, Policy 15.4 did not anticipate a  
15 use like an arena that may have more unique and greater need for signage compared to more  
16 typical, limited uses that would be expected along Interstate-10 or other listed scenic  
17 corridors while still limiting impacts to and preserving the scenic corridors as the intent for  
18 the policy. These represent new circumstances that were not anticipated in the creation of  
19 Policy 15.4 in the General Plan.

- 20 14. GPA No. 200005 is required to expand basic job opportunities (jobs that contribute directly  
21 to the County's economic base) and that would improve the ratio of jobs-to-workers in the  
22 County. The project site has been vacant since its designation as a Business Park in 2006 by  
23 the Specific Plan. In the fifteen years since, the project site has been unable to attract a viable  
24 development or project with its current land use designation. The proposed project presents  
25 a viable use for the site with a Commercial Tourist land use designation, with jobs created  
26 by the construction of the project and additional jobs for the arena use once construction is  
27 completed. Additionally, the arena use with events would be anticipated to have economic  
28 and employment impacts to complementary serving uses like restaurants and hotels that



would serve patrons of the arena.

15. GPA No. 200005 has been reviewed in conjunction with each of the Riverside County General Plan Elements, including the Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, and Healthy Communities, and the Western Coachella Valley Area Plan; and it has been determined that GPA No. 200005 is in conformance with the policies and objectives of each Element and the Area Plan. As a result, GPA No. 200005 does not create an internal inconsistency among any component of the Riverside County General Plan.

16. Based on the above, GPA No. 200005 will not be detrimental to the public's health, safety, or welfare.

17. Addendum to Environmental Impact Report (EIR) No. 470 for SP No. 343, incorporated herein by reference, determined that GPA No. 200005 and the associated projects will not have significant impacts on the environment and none of the conditions described in State CEQA Guidelines Section 15162 exists. The mitigation measures identified as part of the EIR for SP No. 343 would continue to apply to the proposed project.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CONSIDERS** an Addendum to the EIR No. 470, based on the findings found in the addendum, incorporated herein by reference, and **ADOPTS** General Plan Amendment No. 200005, as described herein and shown on Exhibit 6 titled "CZ2000025 GPA200005 SP00343A02 PPT200021 TPM38040," attached hereto and incorporated herein by reference.

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

2 **RESOLUTION 2021-108**

3 **A RESOLUTION AMENDING THE RIVERSIDE COUNTY GENERAL PLAN**  
4 **(Second Cycle of Land Use Element General Plan Amendments for 2021)**

5 ADOPTED by Riverside County Board of Supervisors on June 29, 2021.

6 **ROLL CALL:**

7 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
8 Nays: None  
9 Absent: None

10  
11  
12 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.

13 KECIA R. HARPER, Clerk of said Board

14 By: 

15 Deputy

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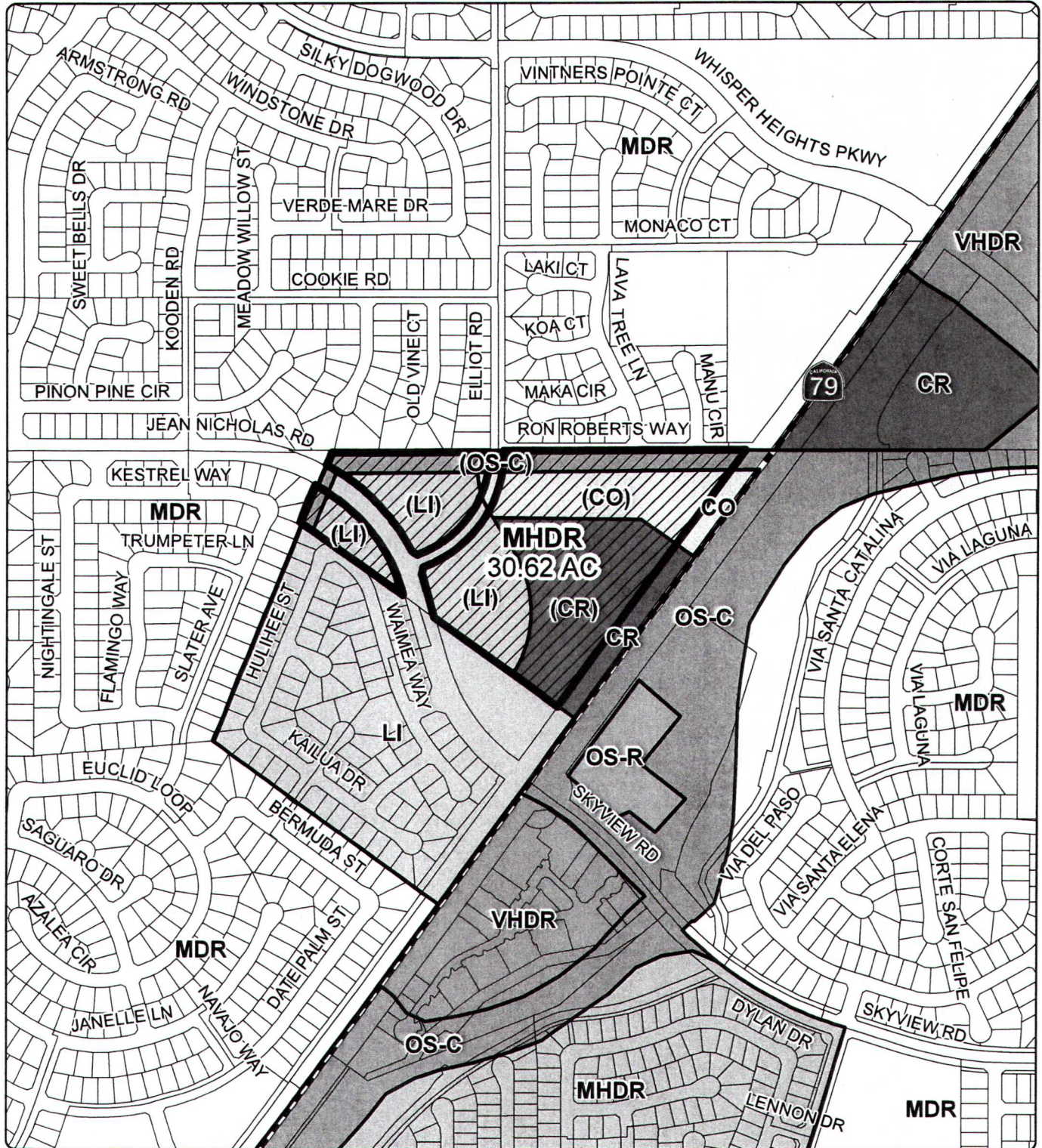


**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07347 GPA170001 SP00106 AMENDMENT # 17 TR37078 PP170003**

Supervisor: Washington  
 District 3

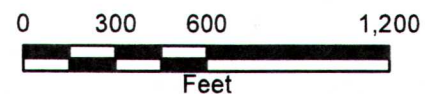
**PROPOSED GENERAL PLAN**

Date Drawn: 04/13/2021  
 Exhibit 6



Zoning Area: Rancho California

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.rctima.org>



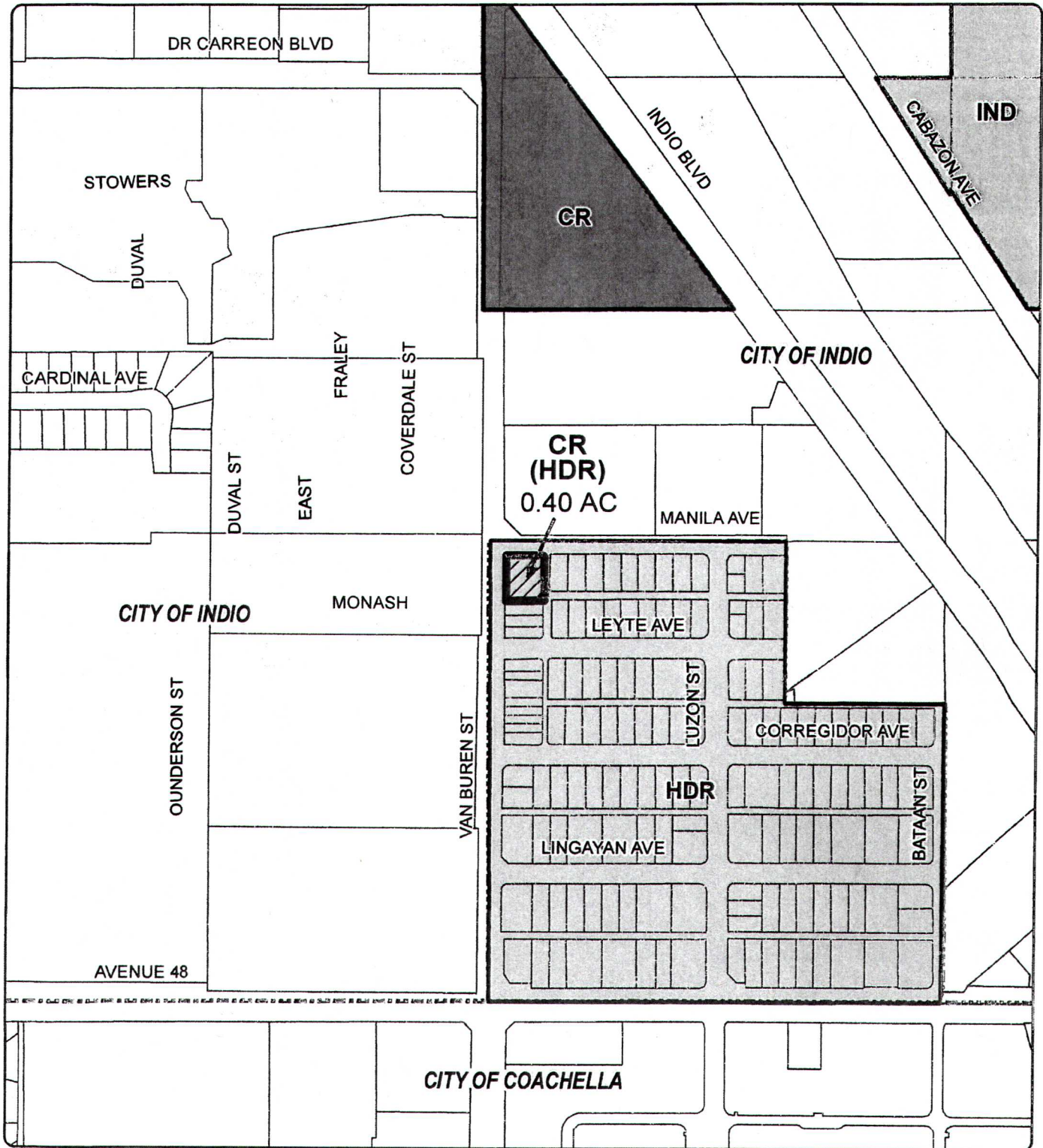
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA180006 PPT180026

### PROPOSED GENERAL PLAN

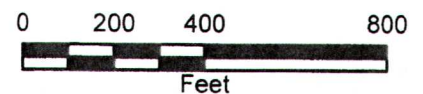
Supervisor: Perez  
District 4

Date Drawn: 02/14/2020  
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)863-8277 (Eastern County) or Website <http://planning.rctdms.org>



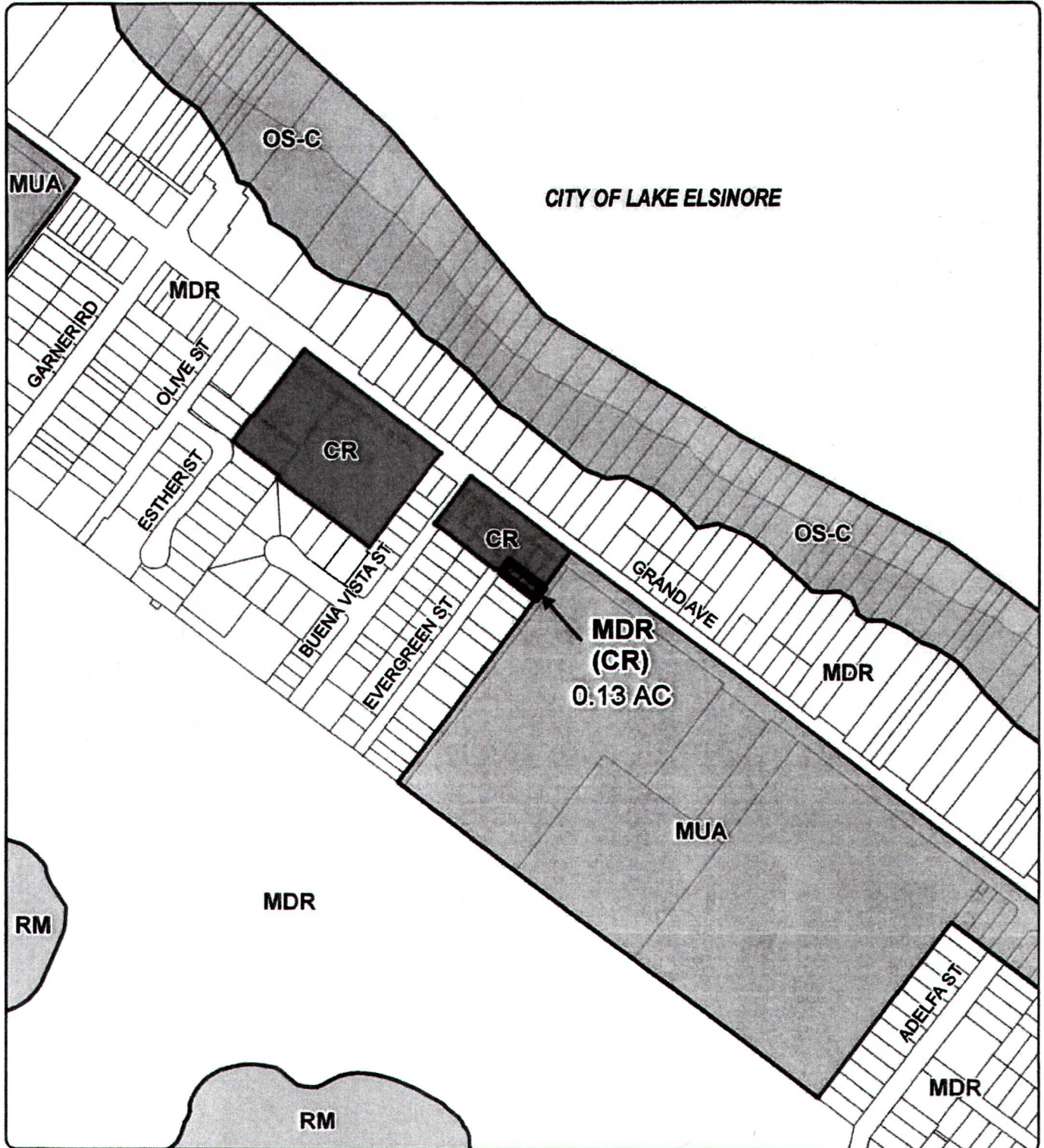
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ1900051 GPA200001

### PROPOSED GENERAL PLAN

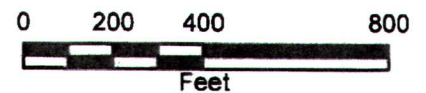
Supervisor: Jeffries  
District 1

Date Drawn: 02/19/2021  
Exhibit 6



Zoning Dist: Lakeland Village

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)955-9200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.cofriverside.ca.gov>



## Chapter 3 Land Use Element

### Tribal Lands/**Areas Subject to Indian Jurisdiction**

UPDATES Highlighted in Blue

The General Plan and Area Plan maps depict some properties as *Tribal Lands*/**Areas Subject to Indian Jurisdiction**. Properties so depicted are, according to best available records, either located within the boundaries of Indian reservations or owned by Indian tribes or their members in trust. Within Indian reservation boundaries, properties so depicted include parcels owned in fee simple by non-Indians ("Fee Lands"); parcels owned by Tribal members either in trust or in fee ("Allotment Lands"); parcels owned by the Tribe as a government, corporation, or organization, and held either in trust by the United States or in fee ("Tribal Lands"); parcels that are located in those areas of an Indian reservation that are closed to members of the general public as authorized by federal law ("Closed Lands"); and parcels owned in fee or in trust by Indians who are not members of the Tribe which exercises governmental authority over the reservation. This depiction is specifically designed to acknowledge the sovereignty of the various Tribes relative to state and local governments. Because there is potential for conflicting assertions of jurisdictions between the County of Riverside and the Indian Tribes with regard to regulatory authority over Fee Lands located within reservation boundaries, the County of Riverside and various Indian Tribes have entered into inter-governmental agreements which spell out the procedures under which land use regulation authority will be administered with regard to those Tribes' reservation lands.

The ownership within Indian reservations is the key factor to determine the regulatory authority over a property. Of the various types of ownership, properties that are confirmed by the appropriate Indian Tribe as Fee Lands are subject to the land use provisions of the County of Riverside. Identifying Fee Lands within the reservation boundary mainly occurs when a property owner is seeking a building permit or land use entitlement. The following policies will ensure that development of Fee Lands is coordinated with the Tribal government.

#### Policies:

- LU 37.1 The County of Riverside will continue to work with Tribal authorities to implement existing inter-governmental agreements with regard to land use regulatory authority over lands within Indian reservation boundaries.
- LU 37.2 The County of Riverside will continue to work with Tribal authorities to negotiate inter-governmental agreements in situations where such agreements would be mutually beneficial.
- LU 37.3 Where no inter-governmental agreements are in place or can be executed, the County of Riverside and affected Indian Tribe will seek to agree on minimum development standards on Fee Lands that shall be applied to any application submitted to the County of Riverside for approval of development plans. In the event that an agreement is reached between the County of Riverside and the affected Indian Tribe, then the standards shall be designed to ensure that reservation land remains consistent with the reservation's purpose and character while recognizing the rights of all reservation landowners and residents.
- LU 37.4 The County of Riverside will continue to work with Tribes to seek compatibility between Riverside County and Tribal land use plans and policies.
- LU 37.5 All new development proposals concerning Fee Lands should be consistent with the surrounding County of Riverside and Tribal land use plans and policies and be transmitted to the appropriate Tribe for comments as part of the County's development review process. With the adoption of General Plan Amendment No. 200003, existing and future Fee Lands that do not have either an assigned General Plan Foundation Component or Area Plan Land Use Designation or both shall have an Agriculture Foundation Component and an Agriculture



## Chapter 3 **Land Use Element**

Area Plan Land Use Designation. At the time a development proposal or an establishment or enlargement of an Agricultural Preserve involving Fee Land is approved by the County of Riverside or soon thereafter, the Agriculture Foundation Component and Agriculture Area Plan Land Use Designation should be reflected in a General Plan Amendment Cycle resolution in order to be formally recorded on the County of Riverside's General Plan land use map. In the event the development proposal includes a General Plan amendment to change the Fee Land's Agriculture Foundation Component or Agriculture Area Plan Land Use Designation, such change shall be processed in accordance with State law, the County's General Plan, and Ordinance No. 348.



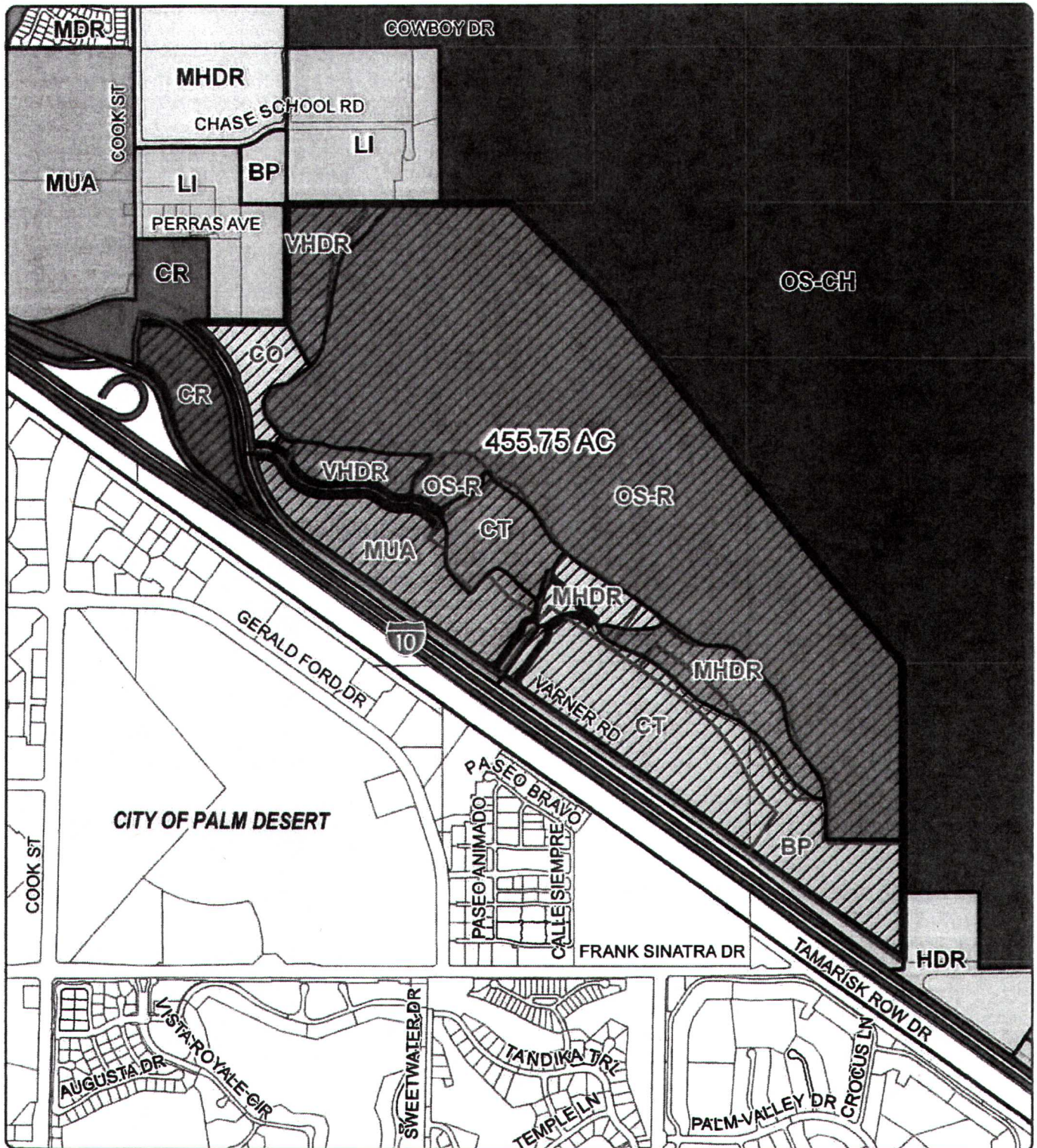
# RIVERSIDE COUNTY PLANNING DEPARTMENT

**CZ2000025 GPA200005 SP00343A02 PPT200021 TPM38040**

Supervisor: Perez  
District 4

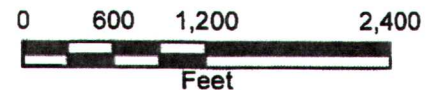
## PROPOSED GENERAL PLAN

Date Drawn: 03/09/2021  
Exhibit 6



Zoning Dist: Thousand Palms

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)955-8200 (Western County) or in Palm Desert at (760)869-8277 (Eastern County) or Website <http://planning.rivplmns.org>



**RESOLUTION NO. 2021-143  
ADOPTING  
AMENDMENT NO. 17 TO SPECIFIC PLAN NO. 106  
(DUTCH VILLAGE)**

**WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., public hearings were held before the Riverside County Board of Supervisors in Riverside, California on June 8, 2021 and before the Riverside County Planning Commission April 21, 2021 to consider Amendment No. 17 to Specific Plan No. 106 (Dutch Village); and

**WHEREAS**, Specific Plan No. 106 was adopted by the Board of Supervisors pursuant to Resolution No. 73-190 on June 19, 1973 and thereafter amended pursuant to Resolution No. 82-191 dated May 18, 1982; and thereafter amended pursuant to Resolution No. 86-416 dated October 14, 1986; and thereafter amended pursuant to Resolution No. 92-459 dated October 20, 1992; and thereafter amended pursuant to Resolution No. 95-114 dated May 9, 1995; and thereafter amended pursuant to Resolution No. 95-161 dated September 19, 1995; and thereafter amended pursuant to Resolution No. 99-446 dated December 21, 1999; and thereafter amended pursuant to Resolution No. 99-447 dated December 21, 1999; and thereafter amended pursuant to Resolution No. 2001-326 dated December 18, 2001; and thereafter amended pursuant to Resolution No. 2002-143 dated May 7, 2002; and thereafter amended pursuant to Resolution No. 2004-057 dated March 23, 2004; and thereafter amended pursuant to Resolution No. 2004-058 dated March 30, 2004; and thereafter amended pursuant to Resolution No. 2005-046 dated February 8, 2005; and thereafter amended pursuant to Resolution No. 2004-172 dated June 15, 2004; and thereafter amended pursuant to Resolution No. 2017-224 dated October 24, 2017; and,

**WHEREAS**, all provisions of the California Environmental Quality Act ("CEQA") and Riverside County CEQA implementing procedures have been satisfied and an Initial Study – Mitigated Negative Declaration, which was prepared in connection with General Plan Amendment No. 170001, Amendment No. 17 to Specific Plan No. 106, Change of Zone No. 7347, Tentative Tract Map No. 37078, and Plot Plan No. 170003 (referred to alternatively herein as "the Project"), is sufficiently detailed so that all of the potentially significant effects of the Project on the environment and measures necessary to avoid or

1 substantially lessen such effects have been evaluated in accordance with CEQA and the above referenced  
2 procedures; and,

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

5 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors  
6 of the County of Riverside, in regular session assembled on June 29, 2021, that:

7 A. Amendment No. 17 modifies Specific Plan No. 106 by the following:

8 1. Modifies the land use designation on approximately 30.62 gross acres in Planning  
9 Area 18a from a mix of Community Development: Commercial Retail (CD:CR),  
10 Community Development: Commercial Office (CD:CO), Community Development:  
11 Light Industrial (CD:LI), and Open Space: Conservation (OS:C) to Community  
12 Development: Medium High Density Residential (CD:MHDR) with related changes  
13 throughout the Specific Plan text to reflect this change in land use designation.

14 B. Specific Plan No. 106 Amendment No. 17 is associated with General Plan Amendment No.  
15 170001, Change of Zone No. 7347, Tentative Tract Map No. 37078, and Plot Plan No.  
16 170003 which were considered concurrently at the public hearings before the Planning  
17 Commission and the Board of Supervisors.

18 C. Environmental Assessment No. 170005 resulted in a Mitigated Negative Declaration being  
19 prepared for the Project. As noted in Environmental Assessment No. 170005 – Mitigated  
20 Negative Declaration, which is incorporated herein by reference, it analyzed the Project's  
21 potential significant effects on the environment and made the required findings in  
22 compliance with the State CEQA Guidelines and Riverside County CEQA implementing  
23 procedures.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 17 to Specific  
25 Plan No. 106 is consistent with the intent, design, and mitigation approved for Specific Plan No. 106 and is  
26 consistent with the Riverside County General Plan.



1       **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered  
2 the Environmental Assessment No. 170005 – Mitigated Negative Declaration in evaluating the Project, and  
3 that the Mitigated Negative Declaration is an accurate and objective statement that complies with the  
4 California Environmental Quality Act and reflects the County's independent judgment, and that the  
5 Mitigated Negative Declaration is incorporated herein by this reference.

6       **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No. 106,  
7 Amendment No. 17, on file with the Clerk of the Board, including the final conditions of approval and  
8 exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real property described and  
9 shown in the plan, and said real property shall be developed substantially in accordance with the plan as  
10 amended, unless the plan is repealed or further amended by the Board.

11       **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No. 106,  
12 Amendment No. 17 shall be placed on file in the Office of the Clerk of the Board, in the Office of the  
13 Planning Director, and in the Office of the Building and Safety Director, and that no applications for  
14 subdivision maps, conditional use permits or other development proposals shall be accepted for the real  
15 property described and shown in the plan, as amended, unless such applications are substantially in  
16 accordance therewith.

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

20       ROLL CALL:

21       Ayes:               Jeffries, Spiegel, Washington, Perez and Hewitt  
22       Nays:               None  
23       Absent:            None

24  
25       The foregoing is certified to be a true copy of a  
26 resolution duly adopted by said Board of Super-  
visors on the date therein set forth.

27       KECIA R. HARPER, Clerk of said Board

28       By  Deputy

ORDINANCE NO. 348.4962

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 official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2462, Change of Zone Case No. 07347" 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: [Signature]

(SEAL)

APPROVED AS TO FORM

June 21, 2021

By: [Signature]

MICHELLE CLACK  
Chief Deputy County Counsel

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JUN 29 2021 3.48



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SS

Deputy

Item 3.68

RIVERSIDE COUNTY BOARD OF SUPERVISORS  
(DATE:)

ADOPTED BY ORDINANCE NO. 348.4962

CHANGE OF ZONE CASE NO. 07347

MAP NO. 2 ORDINANCE NO. 348

AMENDING

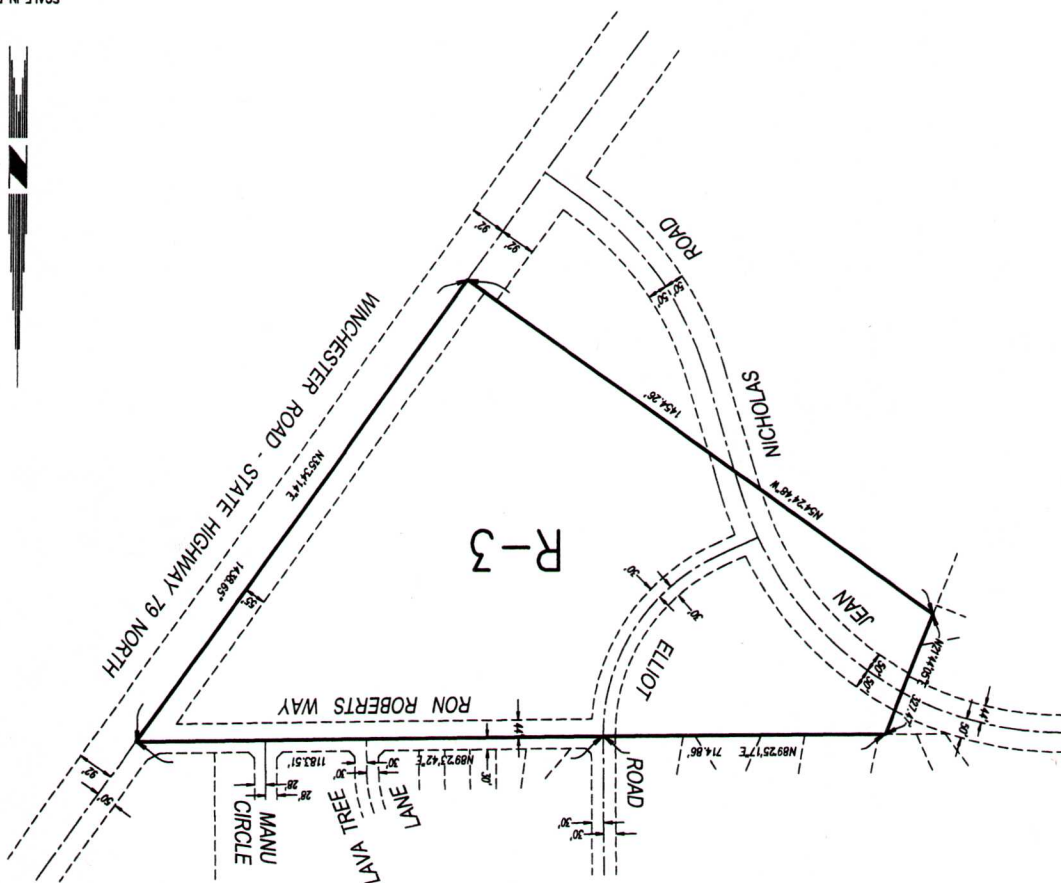
CHANGE OF OFFICIAL ZONING PLAN

MAP NO. 2.2462

GENERAL RESIDENTIAL

R-3

0 200  
SCALE IN FEET



RANCHO CALIFORNIA AREA  
SEC. 32, T.6S., R.2W. S.B.B & M.

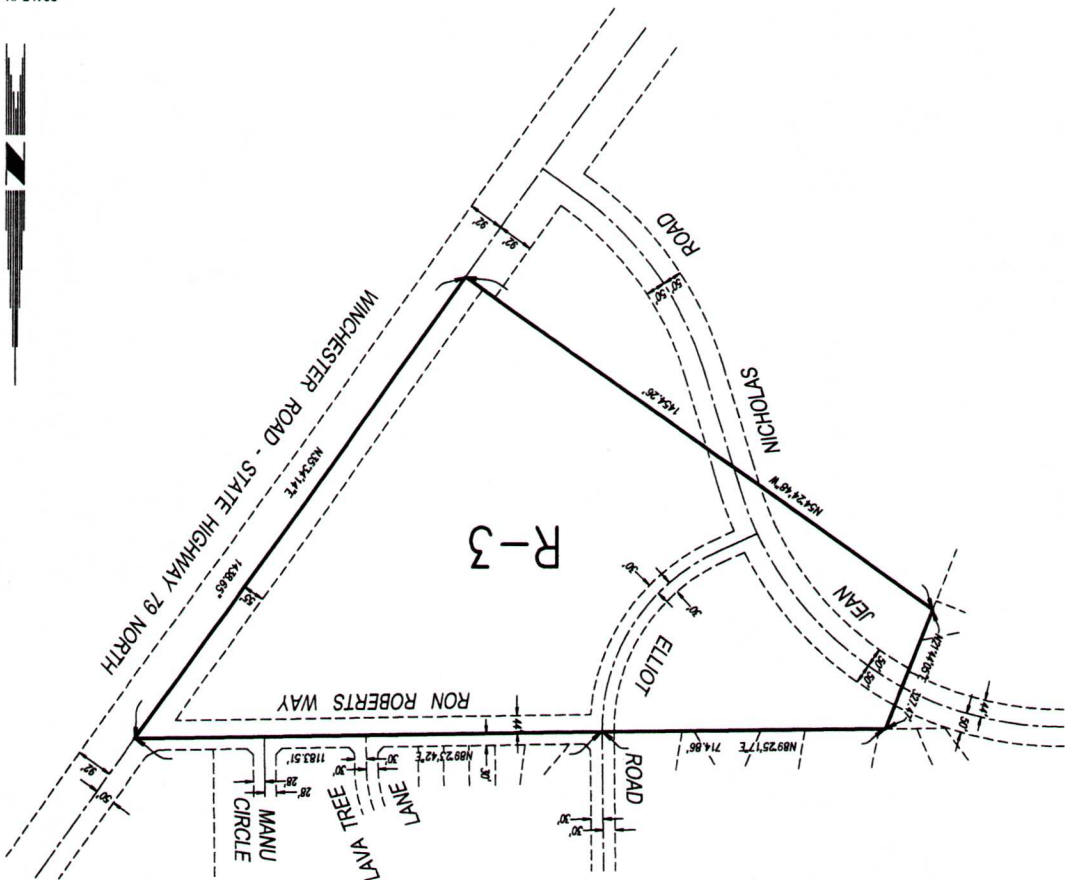
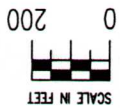


ADOPTE

MAP NO. 2.2462  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 07347

GENERAL RESIDENTIAL

R-3



RANCHO CALIFORNIA AREA  
SEC. 32, T.6S., R.2W. S.B.B & M.

ORDINANCE NO. 348.4963

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 Lakeland Village District Zoning Plan Map No. 27, 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, Lakeland Village District, Map No. 27.026, Change of Zone Case No. 1900051," 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: [Signature]

(SEAL)

APPROVED AS TO FORM

June 21, 2021

By: [Signature]  
MICHELLE CLACK  
Chief Deputy County Counsel

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JUN 29 2021 3.48



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SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 29, 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: June 29, 2021

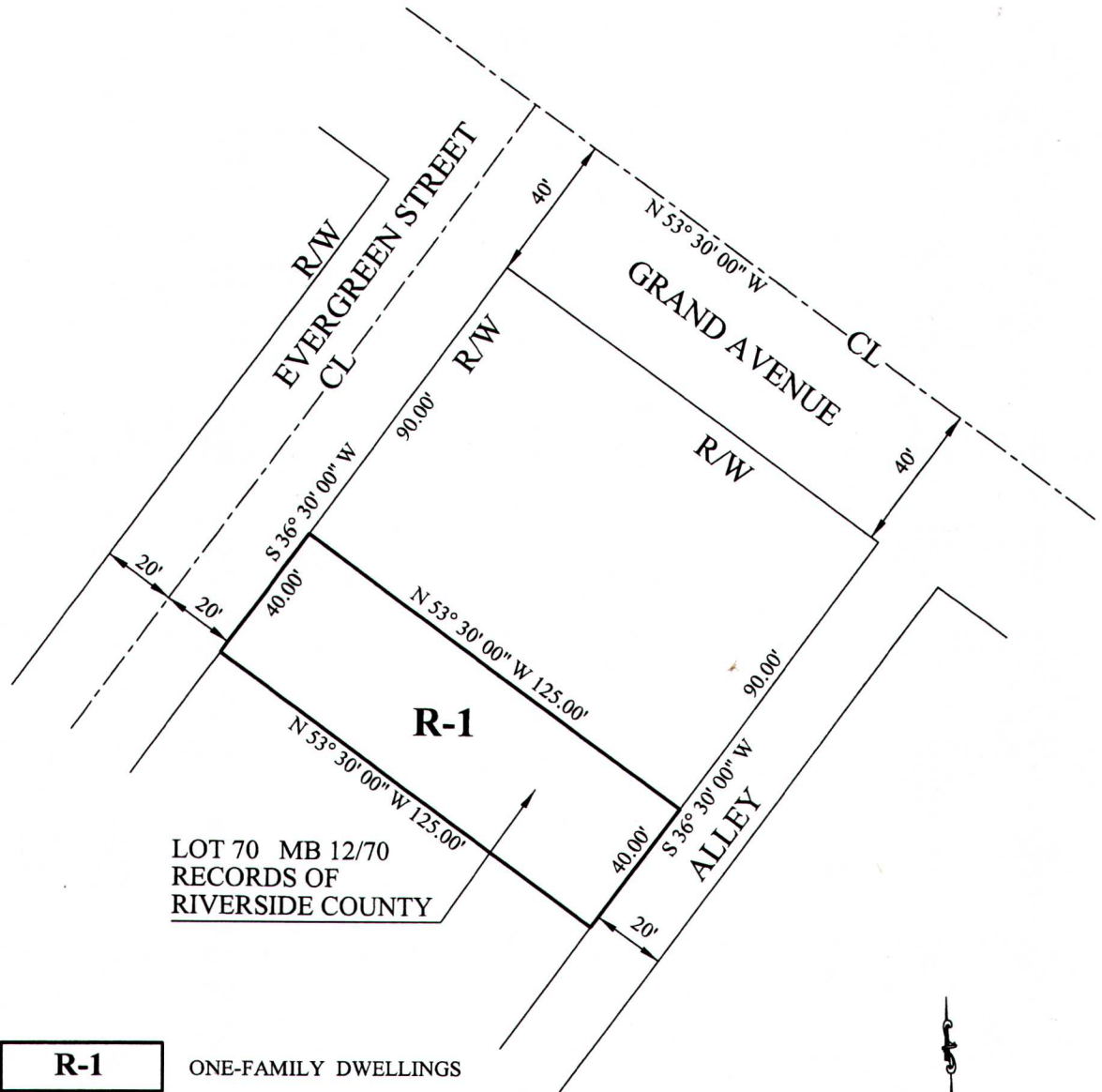
KECIA R. HARPER  
Clerk of the Board

Deputy

Deputy

SEAL

SEC. 13 T6S R5W S.B.B.&M.



MAP NO. 27.026

CHANGE OF OFFICIAL ZONING PLAN  
LAKELAND VILLAGE  
DISTRICT

CHANGE OF ZONE CASE NO. 1900051

AMENDING ORDINANCE NO. 348

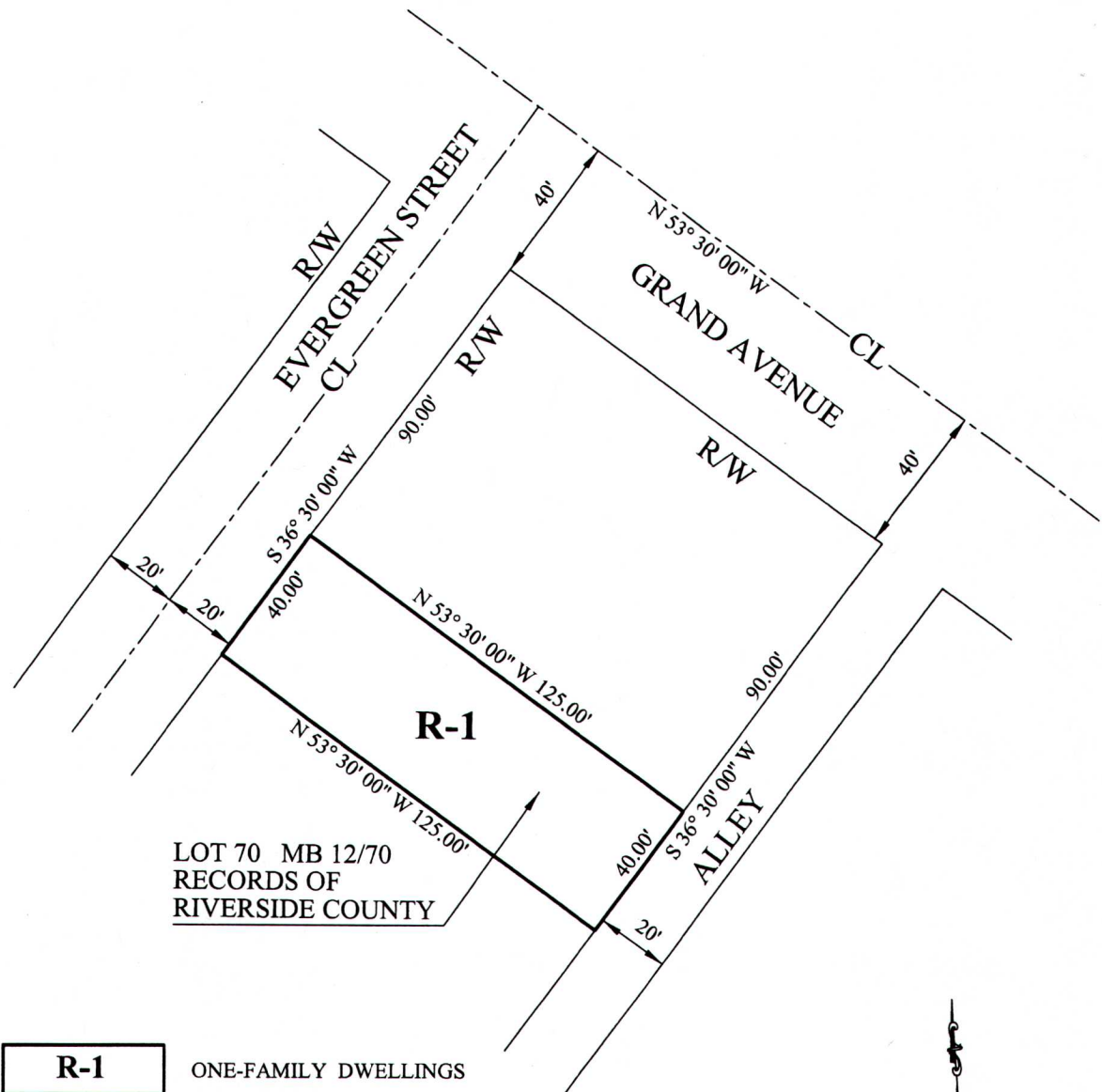
ADOPTED BY ORDINANCE NO. 348.4963

(DATE):

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SEC. 13 T6S R5W S.B.B.&M.



**R-1**

ONE-FAMILY DWELLINGS

0 10 20 40 60 80 100

SCALE : 1" = 20'

MAP NO. 27.026

CHANGE OF OFFICIAL ZONING PLAN  
LAKELAND VILLAGE  
DISTRICT

CHANGE OF ZONE CASE NO. 1900051

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4963

(DATE):

RIVERSIDE COUNTY BOARD OF SUPERVISORS

**RESOLUTION NO. 2021-142  
ADOPTING  
AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 343  
(NORTHSTAR)**

**WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., public hearings were held before the Riverside County Board of Supervisors in Riverside, California on May 25, 2021 and before the Riverside County Planning Commission on April 7, 2021, April 21, 2021, and May 5, 2021 to consider Amendment No. 2 to Specific Plan No. 343 (NorthStar); and

**WHEREAS**, Specific Plan No. 343 was adopted by the Board of Supervisors pursuant to Resolution No. 2006-108 on April 4, 2006; and,

**WHEREAS**, all provisions of the California Environmental Quality Act ("CEQA") and Riverside County CEQA implementing procedures have been satisfied and an Addendum to Environmental Impact Report No. 470 (EIR No. 470) which was prepared in connection with this Amendment No. 2 to Specific Plan No. 343 and related cases General Plan Amendment No. 200005, Change of Zone No. 2000025, Plot Plan No. 200021, and Tentative Parcel Map No. 38040 (referred to alternatively herein as "the project"), is sufficiently detailed so that all the potentially significant effects have been evaluated in accordance with CEQA and the implementing procedures; and,

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

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors of the County of Riverside, in regular session assembled on June 29, 2021, that:

- A. Amendment No. 2 modifies Specific Plan No. 343 by the following:
1. Adds a Planning Area 11 within the existing Specific Plan boundaries for the purposes of accommodating a sports and events arena.
  2. Reduces the acreage of the existing Planning Area 8 to accommodate Planning Area 11.

JUN 29 2021 3.68

FOR APPROVED COUNTY COUNSEL  
BY: MICHELLE GLACK  
DATE: 6/21/21



3. Revises the boundaries of Planning Areas 4, 6B, and 7 to accommodate Planning Area 11.
  4. Updates the Specific Plan land use plan to include Planning Area 11 and revisions to Planning Areas 4, 6B and 7.
  5. Incorporates guidelines for signs specific to Planning Area 11, including guidelines for digital signage.
- B. Specific Plan No. 343 Amendment No. 2 is associated with General Plan Amendment No. 200005, Change of Zone No. 2000025, Plot Plan No. 200021, and Tentative Parcel Map No. 38040 which were considered concurrently at the public hearings before the Planning Commission and the Board of Supervisors.
- C. The environmental assessment prepared for the project concluded that some changes or additions are necessary but none sufficient to necessitate the preparation of a subsequent EIR. Accordingly, in compliance with State CEQA Guidelines Section 15162 and 15164 an Addendum to EIR No. 470 ("Addendum") was prepared.
- D. As provided in the attached Environmental Assessment no potentially significant environmental impacts are associated with the project other than those identified in EIR No. 470 as modified by the Addendum and those impacts would be avoided or lessened (reduced to a level of insignificance) by the mitigation measures listed in Resolution No. 2006-108 adopted by the Board of Supervisors on April 4, 2006 for EIR No. 470 which is incorporated herein by this reference in its entirety with the exception of those identified as significant and unavoidable in EIR No. 470.
- E. Additionally, the project will not result in any new significant environmental impacts not identified in the previously certified EIR No. 470. The project will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EIR No. 470, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

1. The proposed Project amends and implements Specific Plan No. 343 (NorthStar Specific Plan) to include a Planning Area 11 within the existing Specific Plan boundaries and reduce and modify the boundaries of other Planning Areas. From the proposed Amendment to the Specific Plan and the development of the arena, the overall impacts of the Specific Plan is either the same or reduced due to a corresponding reduction in development capacity in Planning Areas reduced in size as well as the current EIR analyzing large scale events related to the golf course as is detailed in the Initial Study/Addendum and supporting technical reports. Therefore, no substantial changes are proposed that would require major revisions to the EIR.
2. EIR No. 470 concluded that implementation of the overall Specific Plan would result in significant and unavoidable impacts to air quality, noise, traffic; and conversion of prime farmland and farmland of statewide importance. As demonstrated in the accompanying Initial Study/Addendum and supporting technical reports, there are no components of the proposed Project that would result in new or increased impacts to air quality, noise, traffic, or farmland, as compared to what was previously evaluated under EIR No. 470. As such, the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of impacts identified in EIR No. 470 under the issue areas of air quality, traffic, farmland, or noise.
3. Subsequent to the certification of EIR No. 470, no substantial changes in the circumstances under which the Project would be undertaken have occurred. The Project site comprises the same boundaries of the Specific Plan as originally approved. Since approval of the Specific Plan, the site has been mass graded pursuant to required grading permits based on the conceptual grading plan for the Specific Plan and implementation of applicable mitigation measures from EIR No. 470. Land uses surrounding the site include primarily vacant land. Areas on the opposite side



1 of Interstate-10 that were previously vacant have been developed, but much of the  
2 previous vacant land remains vacant land. Other areas on the opposite side of  
3 Interstate-10 developed as residential when the original EIR was certified have  
4 remained residential, although some areas have been redeveloped. The Project  
5 would result in a reduction in the amount of traffic generated by uses on the Project  
6 site as compared to what was evaluated for the site by EIR No. 470 as is further  
7 shown in the Initial Study/Addendum and supporting technical reports; thus, it can  
8 be concluded that the Project's impacts to transportation facilities (including local  
9 roads and freeways) would be reduced in comparison to the Project evaluated by EIR  
10 No. 470. As demonstrated in the accompanying Initial Study/Addendum supporting  
11 technical reports, no substantial changes have occurred in the surrounding area that  
12 would result in new or more severe impacts to the environment as compared to what  
13 was evaluated and disclosed in EIR No. 470.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 2 to Specific  
15 Plan No. 343 is consistent with the intent, design, and mitigation approved for Specific Plan No. 343 and is  
16 consistent with the Riverside County General Plan.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it accepts the findings of the  
18 Addendum, on the basis of which the Board of Supervisors finds that no further environmental  
19 documentation is required because only minor changes or additions are necessary but none of the conditions  
20 described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and  
22 **CONSIDERED** the Addendum with EIR No. 470 in evaluating Specific Plan No. 343, Amendment No. 2  
23 and the related cases referenced above, that the Addendum to EIR No. 470 is an accurate and objective  
24 statement that complies with CEQA and reflects the County's independent judgment, and that EIR No. 470  
25 and the Addendum are incorporated herein by this reference.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No. 343,  
27 Amendment No. 2, on file with the Clerk of the Board, including the final conditions of approval and  
28

1 exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real property described and  
2 shown in the plan, and said real property shall be developed substantially in accordance with the plan as  
3 amended, unless the plan is repealed or further amended by the Board.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No. 343,  
5 Amendment No. 2 shall be placed on file in the Office of the Clerk of the Board, in the Office of the  
6 Planning Director, and in the Office of the Building and Safety Director, and that no applications for  
7 subdivision maps, conditional use permits or other development proposals shall be accepted for the real  
8 property described and shown in the plan, as amended, unless such applications are substantially in  
9 accordance therewith.

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

13 **ROLL CALL:**

14 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
15 Nays: None  
16 Absent: None

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

19 Kecia R. Harper, Clerk of said Board

20 By   
21 Deputy  
22  
23  
24  
25  
26  
27  
28



The Board of Supervisors of the County of Riverside Ordains as Follows:

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

b. Planning Area 2.

(1) The uses permitted in Planning Area 2 of Specific Plan No. 343 shall be the same as those permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that those permitted uses pursuant to Section 8.100.a.(2), (4), and (8); Section 8.100.b.(1) and Section 8.100.c.(1) shall not be permitted. The permitted uses identified under Section 8.100.a. shall also include golf related offices, restaurants, lounges, and banquet facilities.

(2) The development standards for Planning Area 2 of Specific Plan No. 343 shall be the same as those standards identified in Article VIII, Section 8.101 of Ordinance No. 348 except that the development standards set forth in Section 8.101.b. and c. shall be deleted and replaced, respectively, with each of the following:

b. Yards. Whenever a building is to be constructed on a lot in this zone, it shall have a front yard, side yard and rear yard, each of which shall be not less than 25 feet. If more than one building is constructed on one lot, there shall be not less than 25 feet separation between the buildings.

e. All buildings and structures shall not exceed 75 feet in height.

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

c. Planning Area 3.

(1) The uses permitted in Planning Area 3 of Specific Plan No. 343 shall be the same as those permitted in Article IXa, Section 9.25 of Ordinance No. 348, except that those permitted uses pursuant to Section 9.25.a.(1), (2), (3), and (8) shall not be permitted. The permitted uses identified under Section 9.25.a. shall also include restaurants, bars, spas, conference and meeting rooms.

(2) The development standards for Planning Area 3 of Specific Plan No. 343 shall be the same as those standards identified in Article IXa, Section 9.26 of Ordinance No. 348



except that the development standards set forth in Section 9.26.b. and c. shall be deleted and replaced, respectively, with each of the following:

b. If a lot adjoins a lot zoned C-T, C-1, C-P, C-P-S, M-SC, M-M, or M-H, there is no side, front or rear yard requirement for buildings. Setbacks shall not increase with building heights.

c. All building and structures shall not exceed 100 feet in height.

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

d. Planning Area 4.

(1) The uses permitted in Planning Area 4 of Specific Plan No. 343 shall be the same as those permitted in Article VII, Section 7.1 of Ordinance No. 348, except that those permitted uses pursuant to Section 7.1.a.(2), (3), (4), (10), (11), and (12); Section 7.1.b.(3), (5), (6), (7), and (9); and Section 7.1.c.(1) and (2) shall not be permitted.

(2) The development standards for Planning Area 4 of Specific Plan No. 343 shall be the same as those standards identified in Article VII of Ordinance No. 348 except that the development standards set forth in Section 7.2 and Section 7.10 shall be deleted and replaced, respectively, with each of the following:

SECTION 7.2. Building Height Limit. Building height shall not exceed six stories, with a maximum height of 75 feet.

SECTION 7.10. Area Per Dwelling Unit. Every main building hereafter erected or structurally altered shall have a lot or building site area of not less than 1500 square feet for each dwelling unit in such main building.

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

e. Planning Area 5.

(1) The uses permitted in Planning Area 5 of Specific Plan No. 343 shall be the same as those permitted in Article IXa, Section 9.25 of Ordinance No. 348, except that those permitted uses pursuant to Section 9.25.a.(1), (2), (3), and (8) shall not be permitted.

1 The permitted uses identified under Section 9.25.a. shall also include restaurants,  
2 bars, spas, conference and meeting rooms.

- 3 (2) The development standards for Planning Area 5 of Specific Plan No. 343 shall be the  
4 same as those standards identified in Article IXa, Section 9.26 of Ordinance No. 348  
5 except that the development standards set forth in Section 9.26.b. and c. shall be  
6 deleted and replaced, respectively, with each of the following:

7 b. If a lot adjoins a lot zoned C-T, C-1, C-P, C-P-S, M-SC, M-M, or M-H, there  
8 is no side, front or rear yard requirement for buildings. Setbacks shall not  
9 increase with building heights.

10 c. All building and structures shall not exceed 100 feet in height.

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

13 f. Planning Areas 6a and 6b.

- 14 (1) The uses permitted in Planning Areas 6a and 6b of Specific Plan No. 343 shall be the  
15 same as those permitted in Article VII, Section 7.1 of Ordinance No. 348, except that  
16 those permitted uses pursuant to Section 7.1.a.(2), (3), (4), (10), (11), and (12);  
17 Section 7.1.b.(3), (5), (6), (7), and (9); and Section 7.1.c.(1) and (2) shall not be  
18 permitted.

- 19 (2) The development standards for Planning Areas 6a and 6b of Specific Plan No. 343  
20 shall be the same as those standards identified in Article VII of Ordinance No. 348  
21 except that the development standards set forth in Section 7.2 and Section 7.10 shall  
22 be deleted and replaced, respectively, with each of the following:

23 SECTION 7.2. Building Height Limit. Building height shall not exceed six stories,  
24 with a maximum height of 75 feet.

25 SECTION 7.10. Area Per Dwelling Unit. Every main building hereafter erected or  
26 structurally altered shall have a lot or building site area of not less than 1500 square  
27 feet for each dwelling unit in such main building.

- 28 (3) Except as provided above, all other zoning requirements shall be the same as those



requirements identified in Article VII of Ordinance No. 348.

g. Planning Area 7.

- (1) The uses permitted in Planning Area 7 of Specific Plan No. 343 shall be the same as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except that those permitted uses pursuant to Section 9.1.a.(1), (3), (5), (7), (8), (14), (15), (17), (19), (29), (30), (33), (39), (42), (51), (54), (61), (64), (80), (84), (91), (92), (93), and (94); Section 9.1.b.(3), (4), (6), (7), (9), (10), (11), (12), (13), (16), (18), (19), and (20); and Section 9.1.c.(1), (2), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), (16), (17), and (18) shall not be permitted but shall permit heliports. The permitted uses identified under Section 9.1.a. shall also include residences and offices above parking and primary retail level, with the first floor above parking dedicated exclusively to retail; and public fairs.

- (2) The development standards for Planning Area 7 of Specific Plan No. 343 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348 except that the development standards set forth in Section 9.4.c. shall be deleted and replaced the following:
- c. No building or structure shall exceed sixty (60') feet in height, unless a greater height structure is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IX of Ordinance No. 348.

h.

Planning Area 8.

- (1) The uses permitted in Planning Area 8 of Specific Plan No. 343 shall be the same as those permitted in Article X, Section 10.1 of Ordinance No. 348, except that those permitted uses pursuant to Section 10.1.a.(1)a1., (1)a2., (1)a3., (1)a4., (1)a5., (1)b1., (1)b2., (1)d1., (1)d2.a., (1)d2.b., (1)d5., (1)d6., (1)d7., (1)e1., (1)e2.,

(1)g)4., (1)g)10., (2)k), (2)n), (2)o), and (2)p); Section 10.1.b.(1) and (3); and Section 1.c. shall not be permitted.

(2) The development standards for Planning Area 8 of Specific Plan No. 343 shall be the same as those standards identified in Article X, Section 10.4 of Ordinance No. 348 except that the development standards set forth in Section 10.4.a., d., e., f., g., and m., shall be deleted and replaced, respectively, with each of the following:

a. The minimum lot size shall be 10,000 square feet with a minimum average lot width of 100 feet.

d. A minimum 25 foot setback shall be required on any public street.

e. There are no sideyard setbacks.

f. There are no rear yard setbacks.

g. A minimum 25 foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property.

m. All onsite signs shall be in conformance with the sign program the sign program guidelines approved for Specific Plan No. 343, which are incorporated herein by reference.

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

i. Planning Area 9.

(1) The uses permitted in Planning Area 9 of Specific Plan No. 343 shall be the same as those permitted in Article IXd, Section 9.72 of Ordinance No. 348, except that those permitted uses pursuant to Section 9.72.a.(10); and Section 9.72.b.(4) shall not be permitted.

(2) The development standards for Planning Area 9 of Specific Plan No. 343 shall be the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348 except that the development standards set forth in Section 9.73.c., l., and m., shall be deleted and replaced, respectively, with each of the following:

c. Height Requirements. Structures and buildings shall not exceed 50 feet



unless a height up to 75 feet is granted pursuant to Section 18.34 of Ordinance

No. 348.

1. All onsite signs shall be in conformance with the sign program guidelines approved for Specific Plan No. 343, which are

incorporated herein by reference.

m. Access shall be allowed from residential streets.

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

j. Planning Area 10.

(1) The uses permitted in Planning Area 10 of Specific Plan No. 343 shall be the same

as those permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that those permitted uses pursuant to Section 9.50.a.(6), (14), (16), (18), (19), (30), (31), (32), (37), (43), (52), (55), (59), (64), (83), (95), and (102); and Section 9.50.b.(1), (2), (3), (5), (6), (7), (8), (9), (13), (14), (15), (16), (17), (18), and (19) shall not be permitted. The permitted uses identified under Section 9.50.a. shall also include public fairs and automobile rentals.

(2) The development standards for Planning Area 10 of Specific Plan No. 343 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

k.

Planning Area 11.

(1) The uses permitted in Planning Area 11 of Specific Plan No. 343 shall be the same as those permitted in Article IX, Section 9.1 of Ordinance No. 348, except that those permitted uses pursuant to Section 9.1.a.(1), (2), (3), (4), (5), (7), (8), (9), (11), (12), (14), (15), (16), (17), (18), (19), (22), (23), (25), (26), (27), (28), (29), (30), (31), (32), (33), (35), (36), (37), (39), (40), (41), (42), (43), (44), (45), (46), (47), (48), (49), (50), (51), (52), (53), (54), (55), (56), (57), (59), (60), (61), (62), (63), (64),

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(65), (66), (67), (69), (72), (73), (74), (77), (78), (79), (80), (81), (82), (84), (85), (86), (87), (88), (89), (90), (91), (92), (93), (94), (95), (96) and (97); Section 9.1.b.(1), (2), (3), (4), (5), (6), (7), (8), (9), (10), (11), (12), (13), and (16); and Section 9.1.d.(1), (2), (3), (4), (5), (6), (7), (9), (10), (11), (12), (13), (14), (15), (17), (18), (19) and (20) shall not be permitted. In addition, uses permitted in Section 9.1.a. shall also include onsite digital signs.

The development standards for Planning Area 11 of Specific Plan No. 343 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348 except that the development standards set forth in Section 9.4.c. shall be deleted and replaced with the following:

c. No building or structure shall exceed seventy (70') feet in height, unless a greater height structure is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.

In addition, the following standards shall also apply:

AA. Onsite signs in Planning Area 11 of Specific Plan No. 343 shall be processed in compliance with those provisions and standards identified in Article XIX of Ordinance No. 348 and the sign program guidelines approved for Specific Plan No. 343, which are incorporated herein by reference. If there is an inconsistency between Article XIX and the sign program guidelines, the sign program guidelines shall control.

(3)

Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IX of Ordinance No. 348."



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

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

4                    By: Karen S. Spiegel  
5                    KAREN SPIEGEL  
6                    Chair, Board of Supervisors

7                    ATTEST:  
8                    Clerk of the Board

9                    By: Priscilla Kasso  
10                    Deputy

11                    (SEAL)

12  
13  
14                    APPROVED AS TO FORM:

15                    Date: June 21, 2021

16  
17                    By: Michelle Clack  
18                    MICHELLE CLACK  
19                    Chief Deputy County Counsel

20  
21                    G:\Property\Visita\CZ ZONING ORD & FORM11\FORMAT.348\4959.docx  
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11 STATE OF CALIFORNIA )  
12 COUNTY OF RIVERSIDE ) SS  
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14 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county  
15 held on June 29, 2021, the foregoing ordinance consisting of 3 Sections was adopted by  
16 the following vote:

17 AYES: Jeffries, Spiegel, Washington, Perez and Hewitt  
18 NAYS: None  
19 ABSENT: None  
20  
21

22 DATE: June 29, 2021  
23

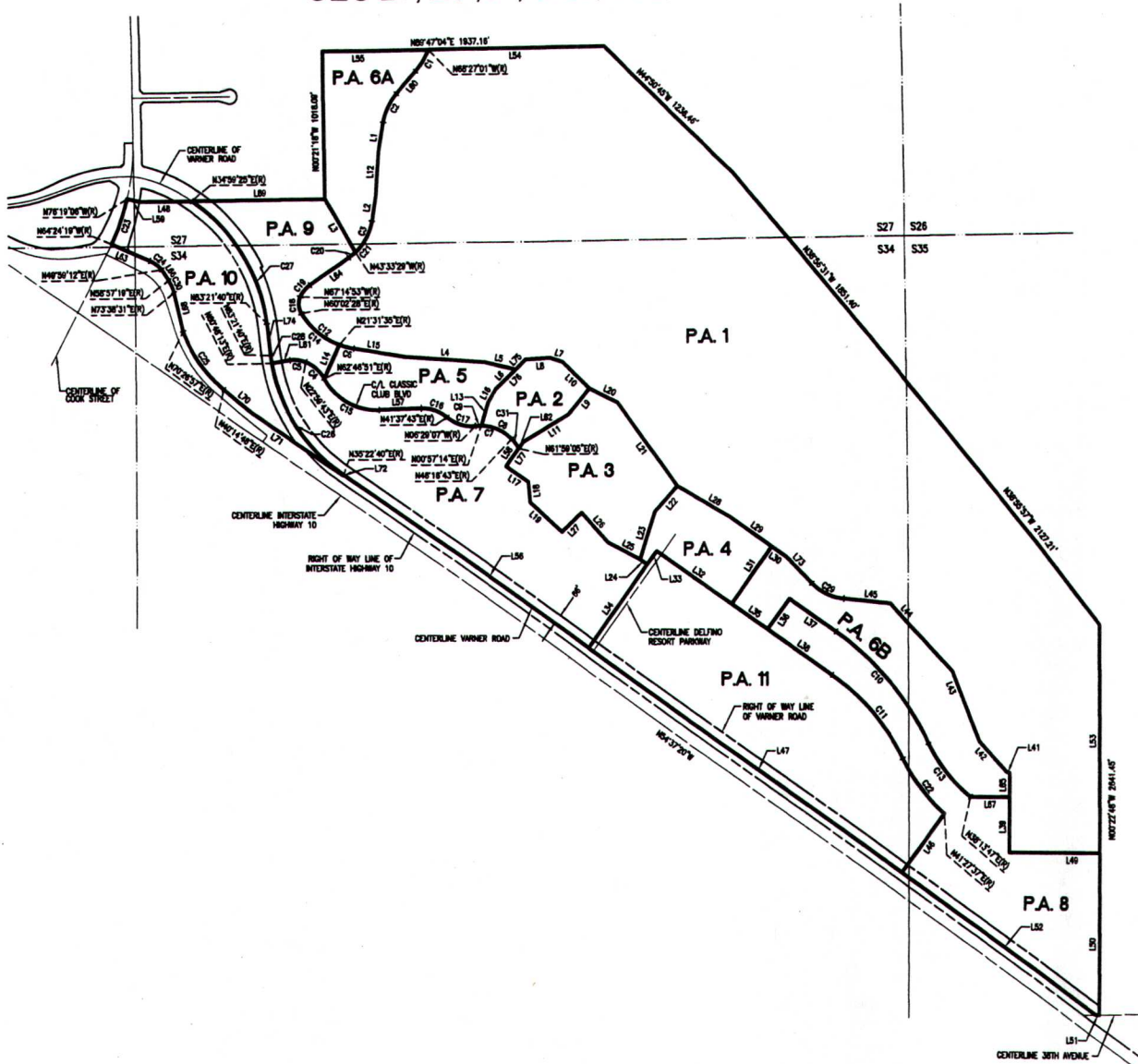
KECIA R. HARPER  
Clerk of the Board

24 BY:   
25 Deputy  
26  
27  
28

SEAL



SEC 27, 28, 34, &amp; 35, T4S, R6E, SBM



SP ZONE

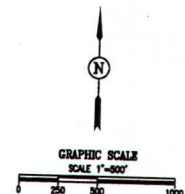
SPECIFIC PLAN (SP343 A2)

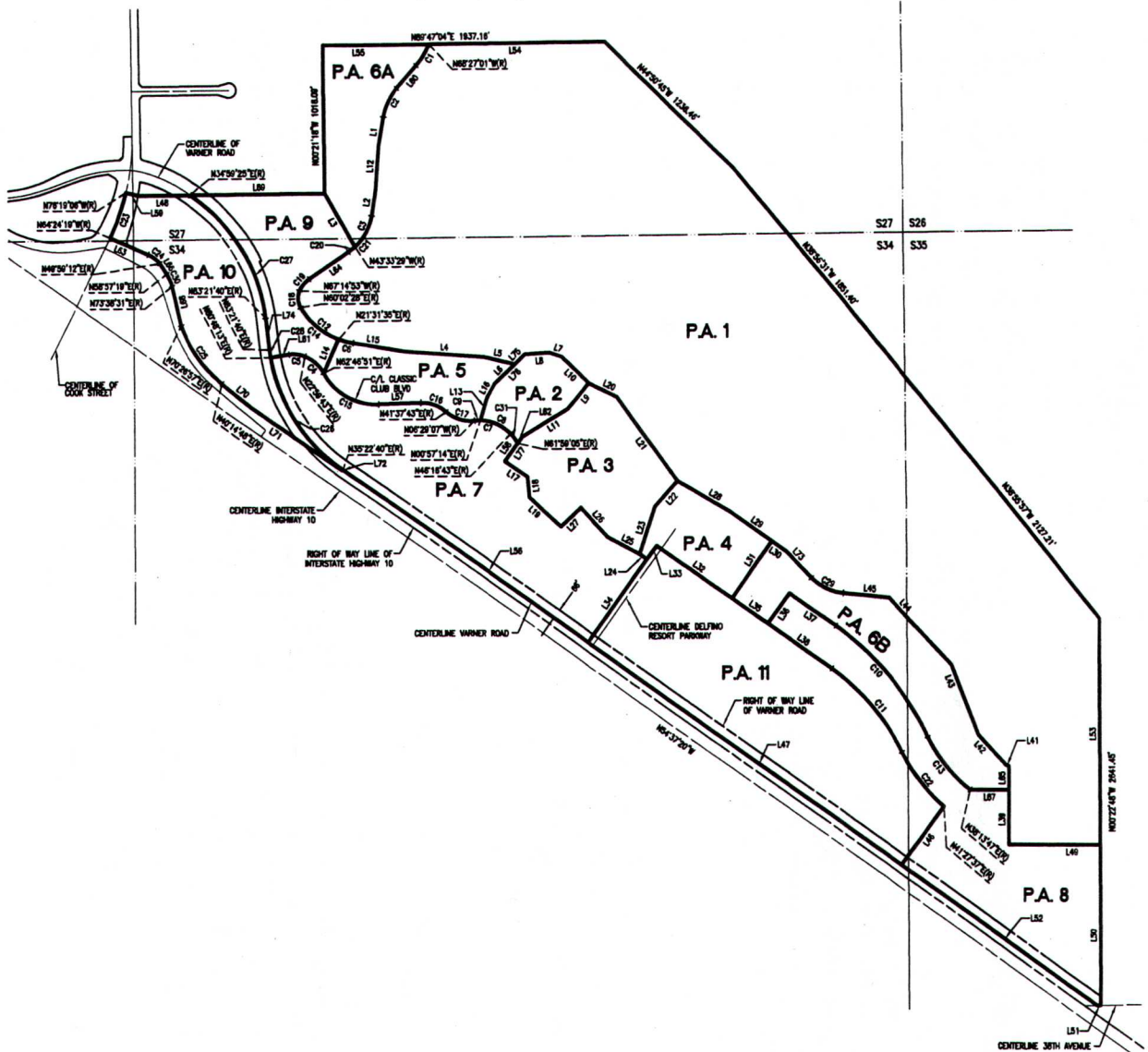
MAP NO. 40.051  
 CHANGE OF OFFICIAL ZONING PLAN  
**THOUSAND PALMS  
 DISTRICT**

CHANGE OF ZONE CASE NO. CZ2000025  
 AMENDING ORDINANCE NO. 348  
 ADOPTED BY ORDINANCE NO. 348.4959  
 (DATE): \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN: 695100001 THROUGH 015 &amp; 017





SP ZONE

SPECIFIC PLAN ( SP343 A2)

MAP NO. 40.051  
CHANGE OF OFFICIAL ZONING PLAN

# THOUSAND PALMS DISTRICT

CHANGE OF ZONE CASE NO. CZ2000025  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO.348.4959  
(DATE): \_\_\_\_\_

RIVERSIDE COUNTY BOARD OF SUPERVISORS

