

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



ITEM: 3.39  
(ID # 21552)

**MEETING DATE:**

Tuesday, April 18, 2023

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Adopt Resolution No. 2023-095 amending the Riverside County General Plan – First Cycle of General Plan Amendments for 2023 (General Plan Amendment (GPA) No. 220006) and Adopt Ordinance No. 348.4996 related to GPA No. 220006 and Change of Zone No. 2200025 to amend the zoning in the Cherry Valley Zoning District, as shown on Map No. 31.029. Nothing further is required under CEQA. District 5. [Applicant Fees 100%]

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

1. **ADOPT RESOLUTION NO. 2023-095** amending the Riverside County General Plan in accordance with the Board of Supervisor's prior tentative approval of General Plan Amendment No. 220006;

Continued on Page 2

**ACTION:Policy**

  
John Hildebrand, Planning Director 3/29/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.4996 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez, and Gutierrez  
Nays: None  
Absent: None  
Date: April 18, 2023  
xc: Planning, COBCF/AB

Kimberly A. Rector  
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:

2. **DIRECT** the Planning Department to incorporate the changes made by General Plan Amendment No. 220006 into the Riverside County General Plan Land Use Element and the associated Area Plan, tables and figures;
3. **ADOPT ORDINANCE NO. 348.4996** amending the zoning in the Cherry Valley District, as shown on Map No. 31.029, Change of Zone No. 2200025; and,
4. **DIRECT** the Clerk of the Board, upon adoption of Ordinance No. 348.4996, to publish Ordinance No. 348.4996 in accordance with Government Code section 25124(a).

<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>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: Applicant Fees 100%</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	22/23

**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.” General Plan Amendment No. 220006 (GPA No. 220006), which makes up the First Cycle of Land Use Element General Plan Amendments for 2023, was considered during public hearings by the Planning Commission and the Board of Supervisors on the date specified below. GPA No. 220006 is a Technical General Plan Amendment and an Entitlement/Policy Amendment.

**INDIVIDUAL AMENDMENT:**

General Plan Amendment No. 220006 is a Technical General Plan Amendment and an Entitlement/Policy General Plan Amendment that proposes to revise the Foundation Component for a portion of APN 402-060-017 from Rural Community (RC) to Community Development (CD), and to concurrently revise the Land Use Designation for that property from Very Low Density Residential (VLDR) to Medium Density Residential (MDR) - 2 – 5 du/ac. GPA No. 220006 also proposes to revise the Land Use Designation for APN 402-060-019 from Commercial Office (CO) to Medium Density Residential (MDR) - 2 – 5 du/ac. The subject property is located within The Pass Area Plan and the Cherry Valley Policy Area, north of Dutton Street, east of Winesap Avenue, and west of Bellflower Avenue. GPA No. 220006 is associated with Change of Zone No. 2200025 and Conditional Use Permit No. 220008, which



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

were considered concurrently at the public hearings before the Planning Commission and Board of Supervisors. Ordinance No. 348.4996 proposes to change the Project site's Zoning Classification from Residential Agriculture, 1 acre minimum (R-A-1) to Multiple Family Dwellings (R-2), which is consistent with the General Plan Amendment proposal to CD: MDR. The Planning Commission recommended that the Board of Supervisors tentatively approve the project on November 16, 2022. After considering any public testimony at a public hearing on January 10, 2023, the Board of Supervisors tentatively approved General Plan Amendment No. 220006.

The adoption of Resolution No. 2023-095 and Ordinance No. 348.4996 will finalize the Board's tentative approval of the project on January 10, 2023. Resolution No. 2023-095 will formally adopt General Plan Amendment No. 220006 and Ordinance No. 348.4996 will formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

Nothing further is required under the California Environmental Quality Act (CEQA). Adoption of Resolution No. 2023-095 and Ordinance No. 348.4996 merely formalizes the prior directive/action on January 10, 2023 when the Board of Supervisors approved the Project and found the Project to be exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061(b)(3) (Common Sense Exemption) and none of the six exceptions to exemptions enumerated in Section 15300.2 are applicable, as further described in the attached Notice of Exemption.

**Impact on Residents and Businesses**

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

All fees paid by the applicant.

**ATTACHMENTS:**

- A. Resolution No. 2023-095
- B. Ordinance No. 348.4996 (CZ NO. 2200025)
- C. Notice of Exemption

  
Jason Farin, Principal Management Analyst 4/10/2023

  
Aaron Gettis, Deputy County Counsel 4/6/2023





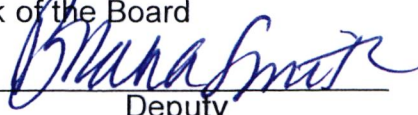
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STATE OF CALIFORNIA        )  
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COUNTY OF RIVERSIDE        )        ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on April 18 , 2023, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

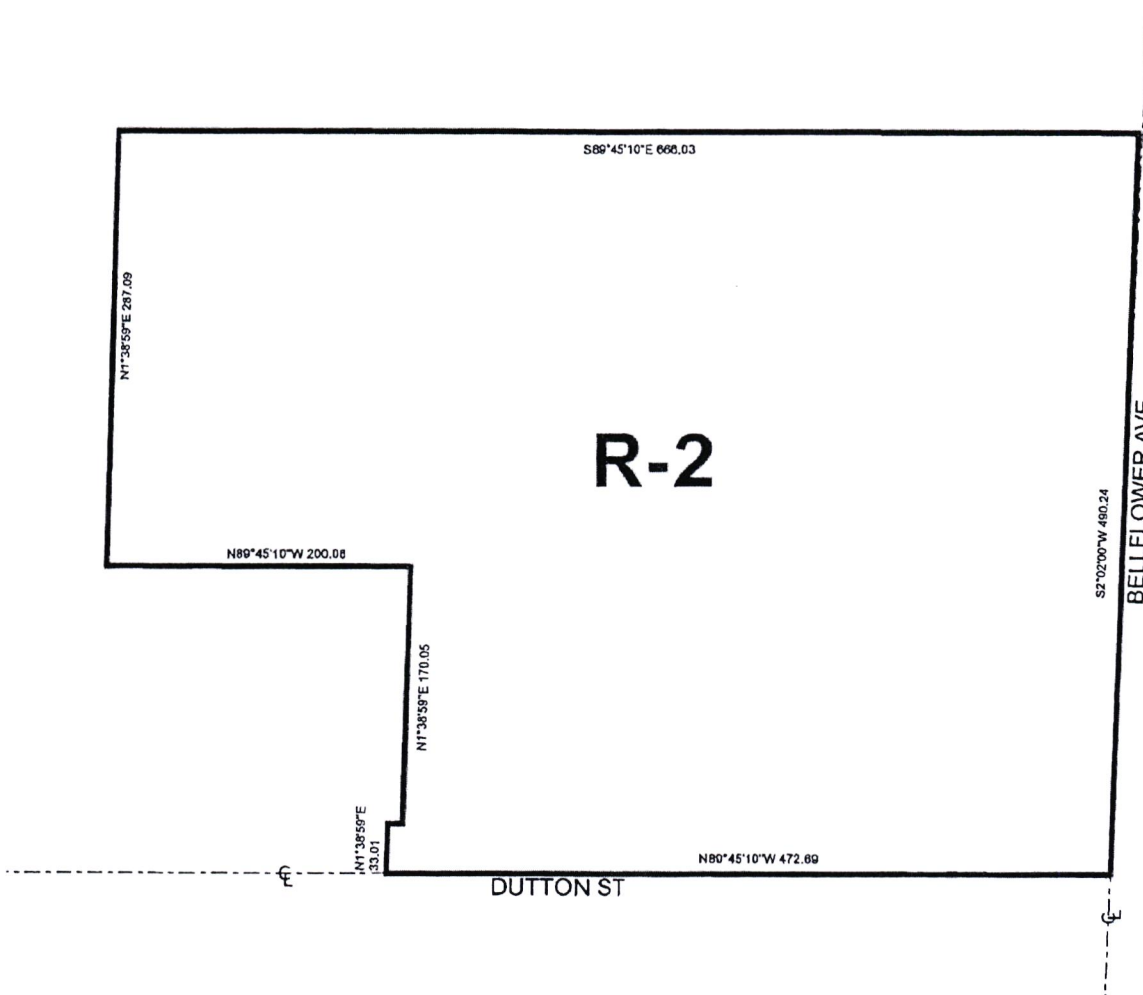
AYES:        Jeffries, Spiegel, Washington, Perez, and Gutierrez  
NAYS:        None  
ABSENT:     None

DATE:        April 18, 2023

KIMBERLY A. RECTOR  
Clerk of the Board  
BY:   
Deputy

SEAL

SEC. 26, T. 2 S., R. 1 W. S.B.M.

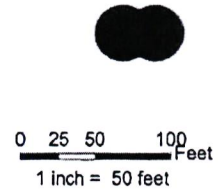


**R-2** MULTIPLE- FAMILY DWELLINGS

MAP NO. 31.029  
CHANGE OF OFFICIAL ZONING PLAN  
CHERRY VALLEY  
DISTRICT

CHANGE OF ZONE CASE NO. CZ2200025  
ADOPTED BY ORDINANCE NO. 348.4996  
(DATE:)

RIVERSIDE COUNTY BOARD OF SUPERVISORS





2  
3 **RESOLUTION NO. 2023-095**  
4 **AMENDING THE RIVERSIDE COUNTY**  
5 **GENERAL PLAN**  
6 **(First Cycle of Land Use Element General Plan Amendments for 2023)**

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

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

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

15 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors  
16 of the County of Riverside in regular session assembled on April 6, 2024 that:.

17 **A. General Plan Amendment (GPA) No. 220006** amends the General Plan Foundation  
18 and Land Use Designation of approximately 6.5 acres of the project site from Rural  
19 Community, as shown in Exhibit 6 titled "CUP220008 GPA220006 CZ2200025," as  
20 follows:

- 21 **1.** A portion of APN 402-060-017 from Rural Community: Very Low Density  
22 Residential (RC: VLDR) [one acre minimum lot size] to Community  
23 Development: Medium Density Residential (CD: MDR) [2-5 dwelling unit  
24 [DU]/acre [AC]], and
- 25 **2.** APN 402-060-019 from Community Development: Commercial Office (CD:  
26 CO) [0.35 - 1.0 FAR] to Community Development: Medium Density  
27 Residential (CD: MDR) [2-5 dwelling unit [DU]/acre [AC]].

28 The subject property is located within The Pass Area Plan and the Cherry Valley  
Policy Area in the Fifth Supervisorial District, specifically located north of Dutton

FORM APPROVED COUNTY COUNSEL  
BY SARAH K. MOORE DATE 3/24/23

1 Street, east of Winesap Avenue, and west of Bellflower Avenue. GPA No. 220006  
2 is associated with Change of Zone No. 2200025 and Conditional Use Permit No.  
3 220008, which were considered concurrently with this amendment at the public  
4 hearings before the Planning Commission and Board of Supervisors. The Planning  
5 Commission recommended that the Board of Supervisors tentatively approve the  
6 project on November 16, 2022. The Board of Supervisors conducted a public hearing  
7 on the project on January 10, 2023 and, after taking public testimony, the Board of  
8 Supervisors closed the public hearing and tentatively approved General Plan  
9 Amendment No. 220006 and approved Change of Zone No. 2200025 and  
10 Conditional Use Permit No. 220008 subject to final adoption of a General Plan  
11 Amendment Resolution for General Plan Amendment No. 220006 and Zoning  
12 Ordinance for Change of Zone No. 2200025.

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

- 15 1. The site is located within The Pass Area Plan and Cherry Valley Policy Area.
- 16 2. The Pass Area Plan Land Use Map establishes the extent, intensity, and location of  
17 land uses within The Pass Area Plan and Cherry Valley Policy Area.
- 18 3. GPA No. 220006 includes a Technical General Plan Amendment and  
19 Entitlement/Policy General Plan Amendment.
- 20 4. GPA No. 220006 amends the General Plan land use designation for a portion of APN  
21 402-060-017 from Rural Community: Very Low Density Residential (RC: VLDR)  
22 [one acre minimum lot size] to Community Development: Medium Density  
23 Residential (CD: MDR) [2-5 DU/AC] and APN 402-060-019 from Community  
24 Development: Commercial Office (CD: CO) [0.35 - 1.0 FAR] to Community  
25 Development: Medium Density Residential (CD: MDR) [2-5 DU/AC] on 6.5 acres,  
26 as shown on Exhibit 6.
- 27 5. The project site is surrounded by properties having General Plan land use  
28 designations of Rural Community: Very Low Density Residential (RC: VLDR) to



1 the north, Open Space: Open Space Recreation (OS-R) and Community  
2 Development: Medium Density Residential (CD: MDR) to the east, Community  
3 Development: Medium Density Residential (CD: MDR) and Rural Community:  
4 Very Low Density Residential (RC: VLDR) to the west, and Community  
5 Development: Medium Density Residential (CD: MDR) and Rural Community:  
6 Very Low Density Residential (RC: VLDR) to the south.

7 6. GPA No. 220006 includes a Technical General Plan Amendment to amend the  
8 General Plan designation of the subject site (a portion of APN 402-060-017 and APN  
9 402-060-019) from Rural Community: Very Low Density Residential (RC:VLDR)  
10 to Community Development: Medium Density Residential (CD:MDR). A Technical  
11 General Plan Amendment involves changes to the General Plan of a technical nature,  
12 including technical corrections discovered in the process of implementing the  
13 General Plan. Documentable errors in the General Plan may include corrections to  
14 statistics, mapping error corrections, changes in spheres of influence and city  
15 boundaries, changes in unincorporated communities, editorial clarifications, or  
16 changes in appendix information. Pursuant to the Administration Element of the  
17 Riverside County General Plan and Article II Section 2.4(C)(1) of Ordinance No.  
18 348, a Technical General Plan Amendment may be approved, provided that at least  
19 the following two (2) findings be made:

20 a. *The proposed amendment would not change any policy direction or intent of*  
21 *the General Plan.* It is the intent of the General Plan to allow for the continued  
22 occupancy, operation, and maintenance of legal uses and structures that exist  
23 at the time of the adoption of the General Plan and become non-conforming  
24 due to use or development requirements (See General Plan Land Use Policy  
25 [LU] 1.1). The subject site has historically been utilized for group housing of  
26 various types, with the most recent entitlement being for a Senior Care  
27 Facility. The property has become non-compliant for this use due to the  
28 Commercial Office (CO) land use designation granted during the 2003

1 General Plan update, and the improper construction of the building that  
2 resulted in a divide of the structure in the middle of a lot line between two  
3 different Foundation Components. The current applicant is pursuing a  
4 Residential Care Facility use and is requesting the technical amendment to  
5 bring the lot in to conformance under one Land Use Designation. The  
6 proposed technical amendment would accommodate land use development  
7 of an underutilized parcel located in a Community Development area (in  
8 conformance with LU 3.1) that is compatible with the surrounding  
9 community in its proposed use. The adjacent properties to the east and west  
10 similarly have an MDR land use, while the properties to the north and south  
11 are designated Rural Community – Very Low Density Residential (RC-  
12 VLDR). Use of the site as a Residential Care Facility would be compatible  
13 with the residential uses either currently existing or that would exist in the  
14 future surrounding area. Therefore, allowing for the operation and  
15 maintenance of a currently unused site with special needs housing would  
16 serve to enhance the appearance of the adjacent residential areas (in  
17 conformance with LU 28.11) in an area where the General Plan appropriately  
18 designates the development of single- and multi-family residential units (in  
19 conformance with LU 28.1). Furthermore, the utilization of the existing  
20 structure as a Residential Care Facility would help to facilitate the intent of  
21 the Community Development foundation by accommodating development of  
22 a housing type, style, and density that would meet the needs of a range of  
23 lifestyles, physical abilities, and income levels (in conformance with LU  
24 28.4). Based on these findings, this technical correction would not change the  
25 policy direction or intent of the Riverside County General Plan and is,  
26 therefore, consistent with The Pass Area Plan.

- 27 b. *An error or omission needs to be corrected.* The existing structure on-site  
28 was constructed under building permit BZ116940 in 1964 for use as a



1 Military Academy, and then as a Boarding House under building permit  
2 135699 in 1987. In 1999, Plot Plan No. 9075 was granted to permit the  
3 operation of a Senior Care Facility. Per the approved entitlements for this plot  
4 plan, the building was plotted entirely within APN 402-060-019, with a 60-  
5 foot rear yard setback from the property line. However, due to a surveying  
6 error, the structure was improperly built on the subject site. As a result, the  
7 building lies equally split between the parcel boundary line of APN 402-060-  
8 019 and the property to the north, APN 402-060-017. During the permit  
9 issuance and finalization for the construction of the structure, and subsequent  
10 entitlements for the site, the County did not catch or remedy the error. This  
11 error was caught when Lot Line Adjustment No. 210002 (LLA210002) was  
12 submitted for review by the current Project applicant. LLA210002 is  
13 currently in processing with the County Survey Department to move the  
14 northern property boundary line so that the existing structure will be located  
15 fully within one contiguous parcel. The adjustment will result in the two  
16 different General Plan Foundation Components and Land Use Designations  
17 present on one site, which is why the General Plan Amendment is required  
18 for the Project to proceed. As it stands, the subject site is currently not usable  
19 due to the manner in which it has been developed. The intent of General Plan  
20 Amendment No. 220006 is to correct these historical errors that occurred  
21 during the entitlement and development of the site so that there is one  
22 contiguous land use associated with the parcel. This will put the site in  
23 conformance with the General Plan. As such, GPA No. 220006 would amend  
24 the portion of the Project site with the General Plan Foundation Component  
25 of Rural Community (RC) to Community Development (CD) and amend the  
26 Project site's Land Use Designation from Very Low Density Residential  
27 (VLDR) to Medium Density Residential (MDR) (2-5 du/ac). With approval,  
28

1 the Project would be compliant as it is a residential use providing housing  
2 and support to a demographic classified as in need of such care.

3 7. GPA No. 220006 includes an Entitlement/Policy General Plan Amendment to amend  
4 the General Plan Land Use Designation of the subject site (a portion of APN 402-  
5 060-019) from Community Development: Commercial Office (CD: CO) to  
6 Community Development: Medium Density Residential (CD: MDR). Pursuant to the  
7 Administration Element of the Riverside County General Plan and Article II Section  
8 2.4(C)(2) of Ordinance No. 348, An Entitlement/Policy General Plan amendment  
9 may be approved if the change does not involve a change in or conflict with the  
10 Riverside County Vision, any General Planning Principle set forth in General Plan  
11 Appendix B, or any Foundation Component Designation in the General Plan; the  
12 proposed amendment would either contribute to the purposes of the General Plan or,  
13 at a minimum, would not be detrimental to them; and special circumstances or  
14 conditions have emerged that were unanticipated in preparing the General Plan.

15 a. *The proposed changes do not involve a change in or conflict with the*  
16 *Riverside County Vision.* GPA No. 220006 does not involve a change in or  
17 conflict with the Riverside County Vision. Specifically, GPA No. 220006 is  
18 consistent with the following visions:

19 1) The Riverside County Vision Statement. for Population Growth  
20 stipulates that “new growth patterns no longer reflect a pattern of  
21 urban sprawl...rather, they follow a framework of transportation and  
22 open space corridors, with concentrations of development that fit into  
23 that framework. In other words, important open space and  
24 transportation corridors define growth areas.” The Project site is  
25 located within a residentially developed area, and the amendment of  
26 the property from CO to MDR would result in a designation that more  
27 closely aligns with the MDR land use on the adjacent properties to the  
28 east and west. As such, GPA220006 would reflect the logical

1 extension of existing development patterns of the area given the  
2 residential developments and densities surrounding the site. In  
3 addition, the Conditional Use Permit that is being proposed  
4 concurrently with the GPA would allow for the rehabilitation of the  
5 existing residential structure on-site to provide housing and care for  
6 the elderly. It also would create local jobs for the individuals  
7 operating the facility, thus comprehensively addressing the RCIP  
8 vision regarding the “need for safe and efficient access to jobs,  
9 housing...and public services for residents of all ages, income groups,  
10 and physical abilities.”

11 2) This is simply a sampling of the General Plan Vision Statement topics  
12 that the General Plan Amendment is consistent with and not an  
13 exhaustive list of Riverside County Vision Statement topics. There  
14 are no other provisions or statements within the Riverside County  
15 Vision Statement that GPA No. 220006 is inherently inconsistent  
16 with. Therefore, the proposed General Plan Amendment would not  
17 conflict with the Riverside County Vision.

18 b. *The proposed changes do not involve a change in or conflict with any General*  
19 *Planning Principle Set forth in General Plan Appendix B: GPA No. 220006*  
20 *does not involve a change in or conflict with any General Planning Principle*  
21 *set forth in General Plan Appendix B. Specifically, GPA No. 220006 is*  
22 *consistent with the following principles:*

23 1) General Plan Principle I (C)(1) provides for Maturing Communities  
24 for every community to mature in its own way, at its own pace and  
25 within its own context. This Principle highlights that communities  
26 are not fixed in their development patterns, but that over time may  
27 transition, to more feasible or desirable land uses, while still  
28 respecting the existing communities where they meet by transitioning

1 densities and providing buffers where appropriate. Such maturing  
2 communities may require changes to land use designations to  
3 accommodate for growing residential demand and consolidation of  
4 commercial land uses. The Project represents this through a re-  
5 evaluation of the appropriate land uses for this site and the area in  
6 general to change from a non-residential to a residential land use.

7 2) General Plan Principle I (G)(1) encourages efficient use of land by  
8 locating more intense development in appropriate areas. The  
9 proposed Residential Care Facility for the elderly would utilize a  
10 currently developed site within a developed area. While the use would  
11 house a higher density of individuals than on a typical single-family  
12 residential lot, it is not anticipated that the site would be heavily  
13 trafficked and impact the rural setting of the area due to the nature of  
14 the use. In addition, the Project site is located within a residentially  
15 developed area, and the amendment of the property from CO to MDR  
16 would result in a designation that more closely aligns with the MDR  
17 land use on the adjacent properties to the east and west. Therefore,  
18 amending the land use allows for development on site that represents  
19 the most efficient use of this land.

20 3) General Plan Principle IV.A.1 (Community Variety, Choice and  
21 Balance) provides that the intent of the General Plan is to foster  
22 variety and choice in community development, particularly in the  
23 choice and opportunity for housing in various styles and varying  
24 densities and accommodating a range of lifestyles in equally diverse  
25 community settings, emphasizing compact and highest density  
26 choices. Amending the current land use from CO to MDR will allow  
27 for the development of a more densely constructed housing type that  
28 will enhance the range of housing available in the County. In addition,



1 since the GPA is being proposed to facilitate the operation of a  
2 Residential Care Facility for the Elderly, adoption of GPA220006  
3 would result in the development of a unique housing type that  
4 provides a community service for the senior population in the County.

5 c. *The proposed changes do not involve a change in or conflict with any*  
6 *Foundation Component designation in the General Plan.* The proposed land  
7 use designation would be within the same Foundation Component of the  
8 General Plan. Thus, GPA220006 is consistent with the Community  
9 Development Foundation.

10 8. *The proposed amendment would either contribute to the achievement of the purposes*  
11 *of the General Plan or, at a minimum, would not be detrimental to them.* GPA No.  
12 220006 would either contribute to the achievement of the purposes of the General  
13 Plan or, at a minimum, would not be detrimental to them. The purpose of the General  
14 Plan land use designations is to set direction for development in strategic locations,  
15 provide for the development of the economic base, establish a framework of the  
16 transportation system, and preserve extremely valuable natural and cultural  
17 resources. GPA220006 would allow for needed residential development in an area  
18 with existing or anticipated residential uses that are at a similar density as the MDR  
19 designation. It would also remove a non-residential land use designation that is not  
20 feasible and potentially more impactful than the residential development proposed  
21 by the Project. Therefore, GPA220006 would not be detrimental to the purposes of  
22 the General Plan; rather, it would implement it by strategically planning for land uses  
23 in specific locations that are compatible with the present and future logical  
24 development of the surrounding area.

25 a. *Special circumstances or conditions have emerged that were unanticipated*  
26 *in preparing the General Plan.* The subject site has historically been utilized  
27 for group housing of various types, with the most recent entitlement being for  
28 a Senior Care Facility. The property has become non-compliant for this use

1 due to the Commercial Office (CO) land use designation granted during the  
2 2003 General Plan update, and the improper construction of the building  
3 resulting in a divide of the structure in the middle of the lot line between to  
4 differing Foundation Components. The applicant is pursuing an amendment  
5 to bring the lot in to conformance with the proposed residential use under the  
6 current Project, which more closely aligns with the residential uses that have  
7 historically been present on-site. As it stands, the subject site is currently not  
8 usable due to the manner in which it has been developed. As such, the  
9 property has been unused by tenants since at least 2003 with the change in  
10 the property's designation to CO. In the 19 years since, the property has been  
11 unable to attract a viable development or project with its current land use  
12 designation. The intent of GPA 220006 is to correct these historical errors so  
13 that there is one contiguous land use associated with the parcel, thus allowing  
14 for a viable use for the site.

15 9. GPA No. 220006 has been reviewed in conjunction with each of the Riverside  
16 County General Plan Elements, including the Land Use, Circulation, Multi-Purpose  
17 Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities and  
18 Administration Elements, and The Pass Area Plan; and it has been determined that  
19 GPA No. 220006 is in conformance with the policies and objectives of each Element  
20 and The Pass Area Plan. As a result, GPA No. 220006 does not create an internal  
21 inconsistency among any component of the Riverside County General Plan. Based  
22 on the above, GPA No. 220006 will not be detrimental to the public's health, safety,  
23 or welfare.

24 10. GPA No. 220006 (and associated CZ No. 2200025 and CUP No. 220008) is exempt  
25 from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15301 (Existing  
26 Facilities), Section 15303 (New Construction or Conversion of Small Structures),  
27 and Section 15061(b)(3) (Common Sense Exemption) based on the findings and  
28 conclusions provided in the staff report and as determined below:

1 a. The Project is exempt pursuant to Article 19, Section 15301 (Class 1 -  
2 Existing Facilities) in that the Project operation, repair, maintenance,  
3 permitting, leasing, licensing, or minor alteration of existing public or private  
4 structures, facilities, mechanical equipment, or topographical features,  
5 involves negligible or no expansion of existing or former use. The existing  
6 site has historically been utilized for various types of residential boarding  
7 services, including a Military Academy entitled in 1964, a Boarding House  
8 entitled in 1987, and a Senior Care Facility entitled in 1999. The Project, as  
9 proposed, does not seek to expand the existing structure, nor does it propose  
10 any significant construction or grading to the Project site. The proposed  
11 interior and exterior refurbishments to the structure are minor and would not  
12 significantly expand the capability of the site beyond what already exists. As  
13 such, the Project falls within the standards for Class I since the project scope  
14 proposes only minor alterations and maintenance of an existing structure,  
15 with no proposed expansion of the former use. Thus, the Project is in  
16 compliance with the guidelines of Article 19, Section 15301 Class 1, Existing  
17 Facilities.

18 b. Furthermore, this Project is exempt pursuant to Article 19, Section 15303  
19 (New Construction or Conversion of Small Structures). This section exempts  
20 construction and location of new, small facilities or structures; and the  
21 conversion of existing small structures for one use or another where only  
22 minor modifications are made to the exterior of the structure. The Project  
23 proposes minor interior and exterior modifications to the existing building,  
24 as previously described, and does not propose any new grading or  
25 construction. The building has previously been utilized for such businesses  
26 as a Military Academy and a Senior Care Facility. The Project seeks to  
27 institute a new tenant occupancy of the existing building that is of a similar  
28 use to that which has previously occurred on-site. Therefore, the Project falls

1 within the standards of this exemption as it proposes to convert an existing  
2 small structure for a new, permissible use. Thus, the Project is in compliance  
3 with the guidelines of Article 19, Section 15303, New Construction or  
4 Conversion of Small Structures.

- 5 c. In addition, the Project will not result in any specific or general exceptions to  
6 the use of the categorical exemptions as detailed under State CEQA  
7 Guidelines Section 15300.2. There are no existing or proposed facilities  
8 within close proximity that are being utilized for a similar use. In addition,  
9 all future projects that propose a similar use and are located within the area  
10 will similarly be evaluated pursuant to CEQA. Therefore, this exception does  
11 not apply as there would be no foreseeable cumulative impact of successive  
12 projects at this time. There is no reasonable possibility that the activity will  
13 have a significant effect on the environment due to unusual circumstances as  
14 no significant expansions or alterations to the structure or the site are  
15 proposed. Additionally, the land use and zoning classification allow the use  
16 with proper entitlements, pursuant to the applicable sections of the General  
17 Plan and Ordinance No. 348 for these designations. As such, the Project has  
18 been conditioned to comply with all applicable General Plan policies, County  
19 Ordinances, and State law for the proposed use. In addition, the Project is  
20 required to maintain any applicable permits from the Riverside County Fire  
21 Department, the Riverside County Department of Environmental Health, the  
22 Riverside County Department of Waste Resources, and the State throughout  
23 the duration of its operations. Furthermore, the Project site is not located  
24 within a highway officially designated as a state scenic highway or eligible  
25 state scenic highway, it is not located on a site deemed as a hazardous waste  
26 site, and it is not located near significant cultural or historical resources.  
27 Therefore, no foreseeable specific or general exceptions to the use of the  
28 categorical exemptions would result with approval of this Project.



- 1 d. The Project is also exempt under State CEQA Guidelines Section 15061 per  
2 Section (b)(3), which states: The activity is covered by the commonsense  
3 exemption that CEQA applies only to projects which have the potential for  
4 causing a significant effect on the environment. Where it can be seen with  
5 certainty that there is no possibility that the activity in question may have a  
6 significant effect on the environment, the activity is not subject to CEQA.  
7 The proposed Project will continue to operate as a Residential Care Facility  
8 similar to the activity that has historically been present on-site. Given that the  
9 site has already been developed for this use, and the Project only proposes  
10 minor interior and exterior improvements, no significant grading or  
11 construction impacts would occur. As the land is already developed, there are  
12 no potential impacts related to aesthetics, biological and cultural resources,  
13 hydrology, or other similar potential impacts. Therefore, the Project meets  
14 the requirements for CEQA exemption per Section 15061(b)(3) as there is no  
15 potential that the Project would have a significant effect on the environment.  
16 e. Therefore, based on the foregoing findings, the Project is exempt from the  
17 California Environmental Quality Act.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **FINDS** that the Project  
19 **EXEMPT** from the California Environmental Quality Act (CEQA), based on the findings detailed above  
20 and included in the staff reports, incorporated herein by reference, and **ADOPTS** General Plan Amendment  
21 No. 220006, as described herein and shown on Exhibit 6 titled "CUP220008 GPA220006 CZ2200025,"  
22 attached hereto and incorporated herein by reference.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents  
24 upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning  
25 Department, and that such documents are located at 4080 Lemon Street, Riverside, California.  
26  
27  
28

2  
3 RESOLUTION NO. 2023-095

4 AMENDING THE RIVERSIDE COUNTY GENERAL PLAN

5 (FIRST CYCLE OF LAND USE ELEMENT GENERAL PLAN AMENDMENTS FOR 2023)

6  
7 ROLL CALL:

8  
9 Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez

10 Nays: None

11 Absent: None

12  
13  
14 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
15 Supervisors on the date therein set forth.

16  
17 KIMBERLY A. RECTOR, Clerk of said Board

18  
19 By:  \_\_\_\_\_

20 Deputy

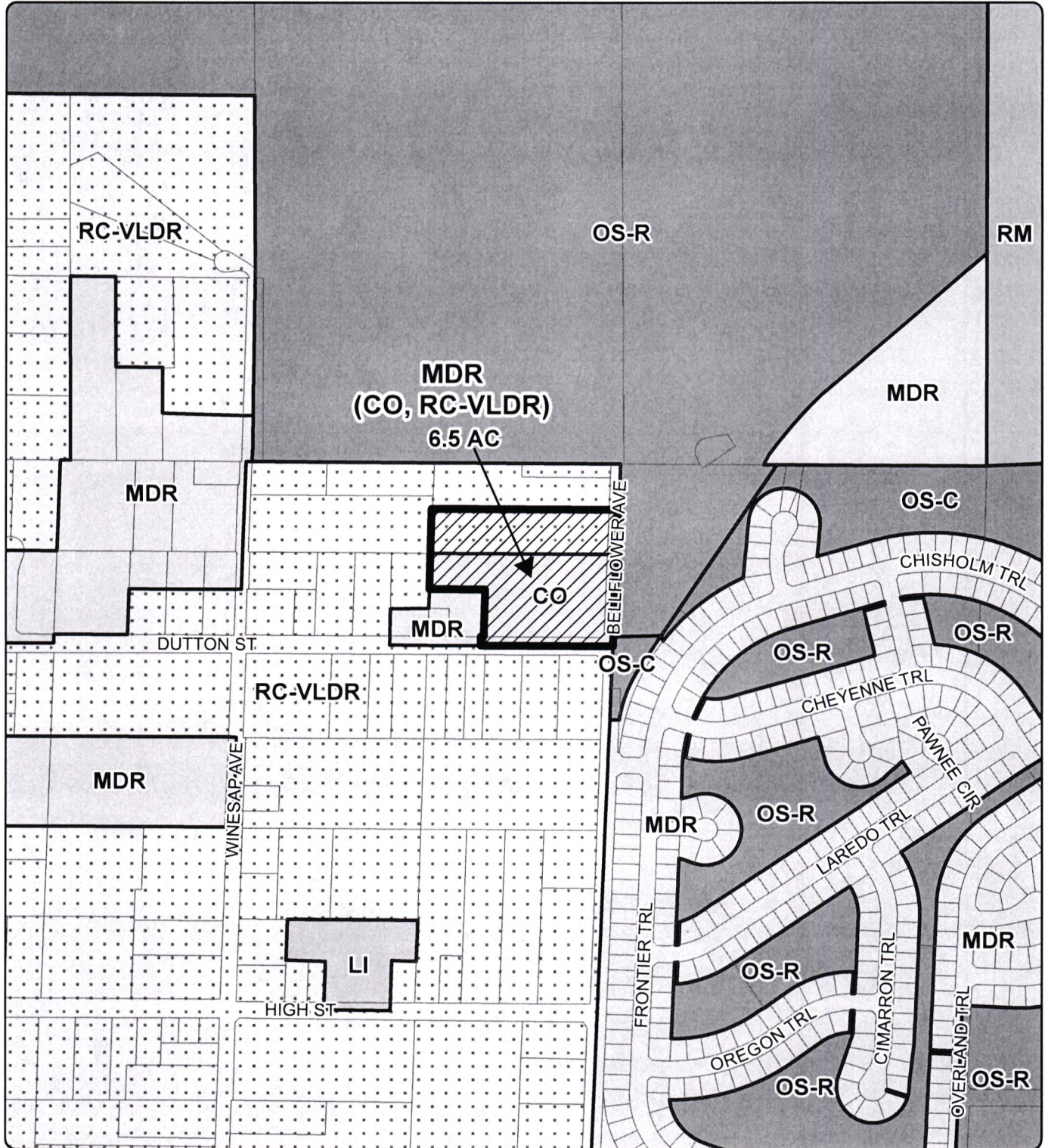
21  
22 04.18.2023 3.39  
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25



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP220008 GPA220006 CZ2200025**  
**PROPOSED GENERAL PLAN**

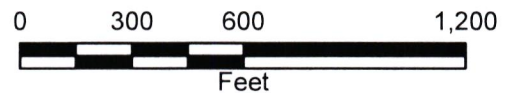
Supervisor: Gutierrez  
 District 5

Date Drawn: 2/3/2023  
 Exhibit 6



Zoning District: Cherry Valley

Author: Adam Grim



**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>



Dept to file



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach  
TLMA Director

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409  
 38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: GPA220006/CZ2200025/CUP220008

**Project Location:** The Project is located within The Pass Area Plan and is a part of the Cherry Valley Policy Area. The Project site is north of Dutton Street, east of Winesap Avenue, and west of Bellflower Avenue.

**Project Description:** General Plan Amendment No. 220006 is a Technical General Plan Amendment and an Entitlement/Policy General Plan Amendment that proposes to revise the Foundation Component for a portion of APN 402-060-017 from Rural Community (RC) to Community Development (CD), and to concurrently revise the Land Use Designation for that property from Very Low Density Residential (VLDR) to Medium Density Residential (MDR) - 2 - 5 du/ac. GPA No. 220006 also proposes to revise the Land Use Designation for APN 402-060-019 from Commercial Office (CO) to Medium Density Residential (MDR) - 2 - 5 du/ac. An associated Lot Line Adjustment (LLA210002) would expand the boundaries of APN 402-060-017 to include the area of the proposed GPA; Change of Zone No. 2200025 proposes to revise the zoning classification for a portion of APN 402-060-017 from Residential Agricultural (1 acre minimum - R-A-1) to Multiple Family Dwellings (R-2). The Applicant is requesting a Change of Zone to align the subject site's zoning classification more closely with the proposed GPA, the remainder of the subject site's current zoning classification, and the proposed use; Conditional Use Permit No. 220008 (CUP220008) proposes to establish a new "Residential Care Facility for the Elderly" (as defined in Article XIXe of Riverside County Ordinance No. 348) within an existing, 7,797 square-foot building, providing varied, full-time personal care, protective supervision and health-related services for a maximum of 30 individuals. Sixteen full time employees would serve these residents in staggered shifts 24 hours a day. Office hours are between 9:00 a.m. and 5:00 p.m.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** Yihua Yuan, 981 Forbes Dr., Brea, CA, 92821

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Section 15061(b)(3), Section 15301, and Section 15303)
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

**Reasons why project is exempt:** The subject project has been analyzed in accordance with requirements of the California Environmental Quality Act (CEQA) and found to be Categorically Exempt pursuant to Article 5 - Preliminary Review of Projects and Conduct of Initial Study, Section 15061, which states: Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA.

The Project is exempt pursuant to Article 19, Section 15301 (Class 1 - Existing Facilities) in that the Project of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The existing site has historically been utilized for various types of residential boarding services, including a Military Academy entitled in 1964, a Boarding House entitled in 1987, and a Senior Care Facility entitled in 1999. The Project, as proposed, does not seek to expand the existing structure, nor does it propose any significant construction or grading to the Project site. The proposed interior and exterior refurbishments to the structure are minor and would not significantly expand the capability of the site beyond what already exists. As such, the Project falls within the standards for Class I since the project scope proposes only minor alterations and maintenance of an existing structure, with no proposed expansion of the former use. Thus, the Project is in compliance with the guidelines of Article 19, Section 15301 Class 1, Existing Facilities.

APR 18 2023 3.39



NOTICE OF EXEMPTION  
Page 2

Furthermore, this Project is exempt pursuant to Article 19, Section 15303 (New Construction or Conversion of Small Structures). This section exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made to the exterior of the structure. The Project proposes minor interior and exterior modifications to the existing building, as previously described, and does not propose any new grading or construction. The building has previously been utilized for such businesses as a Military Academy and a Senior Care Facility. The Project seeks to institute a new tenant occupancy of the existing building that is of a similar use to that which has previously occurred on-site. Therefore, the Project falls within the standards of this exemption as it proposes to convert an existing small structure for a new, permissible use. Thus, the Project is in compliance with the guidelines of Article 19, Section 15303, New Construction or Conversion of Small Structures.

In addition, the Project will not result in any specific or general exceptions to the use of the categorical exemptions as detailed under State CEQA Guidelines Section 15300.2. There are no existing or proposed facilities within close proximity that are being utilized for a similar use. In addition, all future projects that propose a similar use and are located within the area will similarly be evaluated pursuant to CEQA. Therefore, this exception does not apply as there would be no foreseeable cumulative impact of successive projects at this time. There is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances as no significant expansions or alterations to the structure or the site are proposed. Additionally, the land use and zoning classification allow the use with proper entitlements, pursuant to the applicable sections of the General Plan and Ordinance No. 348 for these designations. As such, the Project has been conditioned to comply with all applicable General Plan policies, County Ordinances, and State law for the proposed use. In addition, the Project is required to maintain any applicable permits from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources, and the State throughout the duration of its operations. Furthermore, the Project site is not located within a highway officially designated as a state scenic highway or eligible state scenic highway, it is not located on a site deemed as a hazardous waste site, and it is not located near significant cultural or historical resources. Therefore, no foreseeable specific or general exceptions to the use of the categorical exemptions would result with approval of this Project.

The Project is also exempt under State CEQA Guidelines Section 15061 per Section (b)(3), which states: The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed Project will continue to operate as a Residential Care Facility similar to the activity that has historically been present on-site. Given that the site has already been developed for this use, and the Project only proposes minor interior and exterior improvements, no significant grading or construction impacts would occur. As the land is already developed, there are no potential impacts related to aesthetics, biological and cultural resources, hydrology, or other similar potential impacts. Therefore, the Project meets the requirements for CEQA exemption per Section 15061(b)(3) as there is no potential that the Project would have a significant effect on the environment.

Based on these findings, the Project, as proposed, complies with the guidelines of the California Environmental Quality Act Article 19, Section 15301 (Existing Facilities), Section 15303 (New Construction or Conversion of Small Structures), and Section 15061(b)(3) (Common Sense Exemption). Therefore, the Project is exempt.

Kathleen Mitchell

County Contact Person



Signature

951-955-6836

Phone Number

Project Planner

Title

3/28/2023

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZCEQ210228

FOR COUNTY CLERK'S USE ONLY

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

## PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Ordinance No. 348.4996 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**04/24/2023**

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: April 24, 2023  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
PO BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0011598486-01

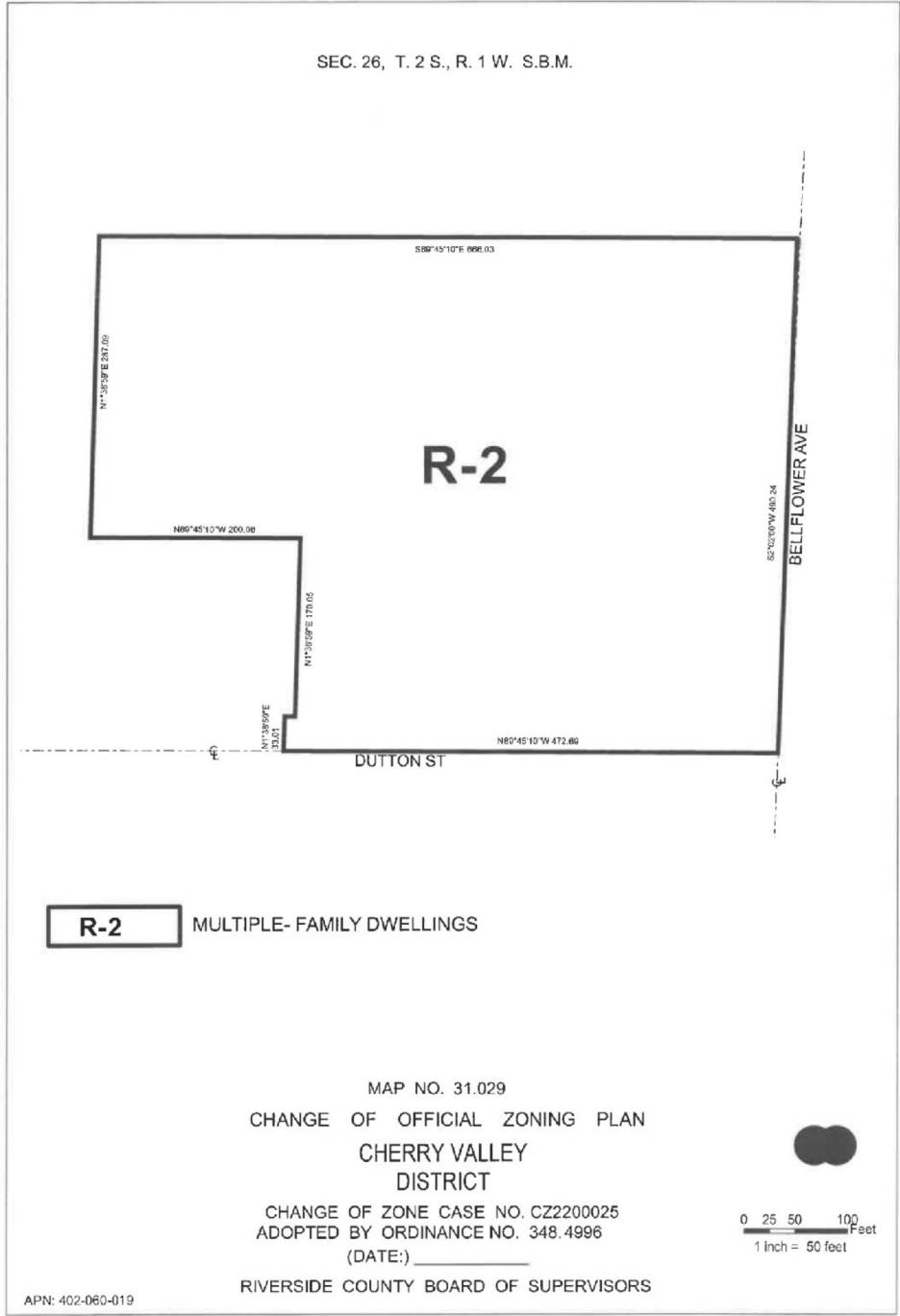
P.O. Number:

Ad Copy:

ORDINANCE NO. 348.4996  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

Section 1. Section 4.1 of Ordinance No. 348, and Cherry District Zoning Plan Map No. 31, as amended, are further amended by placing in effect in the zone or zones shown on the map entitled "Change of Official Zoning Plan, Cherry Valley District Map No. 31.029 Change of Zone Case No. 2200025" which map is made a part of this ordinance.

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



K. Jeffries, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **April 18, 2023**, the foregoing Ordinance was adopted by said Board by the following vote:

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

Kimberly A. Rector, Clerk of the Board  
By: Cindy Fernandez, Clerk of the Board Assistant  
**Press-Enterprise**  
**Published: 4/24/23**