

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



ITEM: 3.71
(ID # 25231)

MEETING DATE:

Tuesday, June 25, 2024

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: ADOPT RESOLUTION NO. 2024-138 amending the Riverside County General Plan – Second Cycle of Land Use Element General Plan Amendments (GPA) for 2024 (GPA No. 210006 associated with Change of Zone No. 2100014 and Conditional Use Permit No. 210121 and tentatively approved on March 5, 2024; GPA No. 210115 associated with Specific Plan No. 293 Amendment No. 7, Tentative Tract Map No. 38255, and Plot Plan No. 210139 and tentatively approved on March 12, 2024; GPA No. 210117 associated with Change of Zone No. 2100132 and Plot Plan No. 240002 and tentatively approved on June 4, 2024; and GPA No. 210109 tentatively approved on June 4, 2024); First Cycle of Safety Element General Plan Amendments for 2024 (GPA No. 180002 tentatively approved on June 4, 2024); and First Cycle of Housing Element General Plan Amendments for 2024 (GPA No. 190006 tentatively approved on June 4, 2024); ADOPT ORDINANCE NO. 348.5020 associated with Change of Zone No. 2100014, amending the zoning in the Garner Valley District, as shown on Map No. 64.004, consistent with the Board's action on March 5, 2024; ADOPT RESOLUTION NO. 2024-139 approving Specific Plan No. 293 Amendment No. 7 consistent with the Board's action on March 12, 2024; and ADOPT ORDINANCE NO. 348.5017 associated with Change of Zone No. 2100132, amending the zoning in the Hemet-San Jacinto District, as shown on Map No. 17.110, consistent with the Board's action on June 4, 2024. Nothing further is required under CEQA. All Districts. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Continued on Page 2

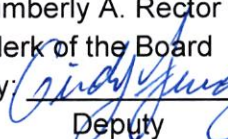
ACTION:Policy


John Hildebrand, Planning Director 6/20/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinances 348.5017 and 348.2020 are adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: June 25, 2024
xc: Planning, Building Land and Safety, COBCF/AB/DL

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:

1. **ADOPT RESOLUTION NO. 2024-138** amending the Riverside County General Plan in accordance with the Board of Supervisor's prior tentative approval of General Plan Amendment Nos. 210006, 210115, 210117, 180002, 210109, and 190006 on March 5, 2024, March 12, 2024, and June 4, 2024, respectively;
2. **DIRECT** the Planning Department to incorporate the changes made by General Plan Amendment Nos. 210006, 210115, 210117, and 210109 into the Riverside County General Plan Land Use Element and the associated Area Plan, tables, and figures;
3. **DIRECT** the Planning Department to incorporate the changes made by General Plan Amendment No. 180002 into the Riverside County General Plan Safety Element and the associated tables and figures;
4. **DIRECT** the Planning Department to incorporate the changes made by General Plan Amendment No. 190006 into the Riverside County General Plan Housing Element and the associated tables and figures;
5. **ADOPT ORDINANCE NO. 348.5020**, associated with Change of Zone No. 2100014, amending the zoning in the Garner Valley District as shown on Map No. 64.0004, consistent with the Board's action on March 5, 2024;
6. **ADOPT RESOLUTION NO. 2024-139** approving Specific Plan No. 293 Amendment No. 7, consistent with the Board's action on March 12, 2024;
7. **ADOPT ORDINANCE NO. 348.5017**, associated with Change of Zone No. 2100132, amending the zoning in the Hemet-San Jacinto District, as shown on Map No. 17.110, consistent with the Board's action on June 4, 2024; and
8. **DIRECT** the Clerk of the Board, within 15 days of adoption of Ordinance No. 348.5020 and Ordinance No. 348.5017, to publish Ordinance No. 348.5020 and Ordinance No. 348.5017 in accordance with Government Code section 25124(a).

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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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 following General Plan Amendments were considered during public hearings by the Planning Commission and tentatively approved by the Board of Supervisors on the dates specified within the description of the individual amendment, below.

Second Cycle of Land Use Element General Plan Amendments

- General Plan Amendment No. 210006 (GPA210006)
- General Plan Amendment No. 210115 (GPA210115)
- General Plan Amendment No. 210117 (GPA210117)
- General Plan Amendment No. 210109 (GPA210109)

First Cycle of the Safety Element General Plan Updates

- General Plan Amendment No. 180002 (GPA180002)

First Cycle of Housing Element General Plan Amendments

- General Plan Amendment No. 190006 (GPA190006)

INDIVIDUAL AMENDMENTS:

General Plan Amendment No. 210006

General Plan Amendment No. 210006 is an Entitlement/Policy General Plan Amendment that proposes to amend the General Plan Land Use Designation of approximately 36.11 acres from Open Space – Rural (OS-RUR) to Open Space – Recreation (OS-R). The subject property is located within the Riverside Extended Mountain Area Plan (REMAP) in the Fourth Supervisorial District, specifically located northeast of Highway 74 and south of Apple Canyon Road. GPA No. 220006 is associated with Change of Zone No. 2100014 and Conditional Use Permit No. 210121, which were considered concurrently 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 January 17, 2024. After considering any public testimony at a public hearing on March 5, 2024, the Board of Supervisors tentatively approved General Plan Amendment No. 210006, and approved Change of Zone No. 2100014 and Conditional Use Permit No. 210121.

The adoption of Resolution No. 2024-138 will finalize the Board’s tentative approval of the project on March 5, 2024. Resolution No. 2024-138 will formally adopt General Plan Amendment No. 210006.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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General Plan Amendment No. 210115

General Plan Amendment No. 210115 is an Entitlement/Policy General Plan Amendment that proposes to amend the General Plan Land Use Designation of approximately 14.9 acres of the project site from Very High Density Residential (VHDR) to High Density Residential (HDR). The subject property is located within The Harvest Valley/Winchester Area Plan in the Third Supervisorial District, specifically located west of Leon Road, north of Domenigoni Parkway, east of Windy Willow Lane, and south of Salt Creek. GPA No. 210115 is associated with Specific Plan No. 293 Amendment No. 7, Tentative Tract Map No. 38255, and Plot Plan No. 210139, which were considered concurrently 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 February 7, 2024. After considering any public testimony at a public hearing on March 12, 2024, the Board of Supervisors tentatively approved General Plan Amendment No. 210115 and Specific Plan No. 293 Amendment No. 7 and approved Tentative Tract Map No. 38255 and Plot Plan No. 210139.

The adoption of Resolution No. 2024-138 and Resolution No. 2024-139 will finalize the Board's tentative approval of the project on March 12, 2024. Resolution No. 2024-138 will formally adopt General Plan Amendment No. 210115 and Resolution No. 2024-139 will formally adopt Specific Plan No. 293 Amendment No. 7.

General Plan Amendment No. 210117

General Plan Amendment No. 210117 is a Technical General Plan Amendment and an Entitlement/Policy General Plan Amendment that proposes to amend the General Plan Foundation of approximately 10.27 acres of the project site from Rural to Community Development and amends the General Plan Land Use Designation from Rural Mountainous (RM) and Rural Residential (RR) to Light Industrial (LI). The subject property is located within The Pass Area Plan in the Fifth Supervisorial District, specifically located north of Gilman Springs Road, south of Fourth Street, east of Jack Rabbit Trail, and west of Potrero Boulevard. GPA No. 210117 is associated with Change of Zone No. 2100132 and Plot Plan No. 240002, which were considered concurrently at the public hearings before the Planning Commission and Board of Supervisors. Ordinance No. 348.5017 proposes to change the Project site's Zoning Classification from W-2-20 to M-M, which is consistent with the General Plan Amendment proposal to Light Industrial. The Planning Commission recommended that the Board of Supervisors tentatively approve the project on April 17, 2024. After considering any public testimony at a public hearing on June 4, 2024, the Board of Supervisors tentatively approved General Plan Amendment No. 210117.

The adoption of Resolution No. 2024-138 and Ordinance No. 348.5017 will finalize the Board's tentative approval of the project on June 4, 2024. Resolution No. 2024-138 will formally adopt General Plan Amendment No. 210117 and Ordinance No. 348.5017 will formally change the property's zoning classification and amend the County's zoning map to reflect the new zoning classification.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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General Plan Amendment No. 210109

General Plan Amendment No. 210109 is an Entitlement / Policy General Plan Amendment that proposes to update the Highest Density Residential (HHDR) land use designation intensity range within the Land Use Element from 14 - 40 dwelling units per acre, to 14 - 60 dwelling units per acre.

The Planning Commission recommended that the Board of Supervisors tentatively approve the project on December 20, 2023. After taking public testimony on June 4, 2024, the Board of Supervisors Tentatively Approved General Plan Amendment No. 210109. Adoption of Resolution No. 2024-138 will finalize the Board's tentative approval of the project, and formally adopt General Plan Amendment No. 210109.

General Plan Amendment No. 180002

General Plan Amendment No. 180002 is a Technical General Plan Amendment that proposes to amend the Safety Element in compliance with Assembly Bill 2140 (AB 2140) by adding new text into the Safety Element, specifically the MJLHMP section, to direct the reader via a URL to the location of the updated MJLHMP within the County's Emergency Management Department (EMD). The extent of the changes to the Safety Element is limited to the addition of the aforementioned link and changes to formatting and abbreviations in the text that does not change any policy or the intent of Safety Element.

The Planning Commission recommended that the Board of Supervisors tentatively approve the project on December 20, 2023. After taking public testimony on June 4, 2024, the Board of Supervisors Tentatively Approved General Plan Amendment No. 180002. Adoption of Resolution No. 2024-138 will finalize the Board's tentative approval of the project, and formally adopt General Plan Amendment No. 180002.

General Plan Amendment No. 190006

General Plan Amendment No. 190006 is an Entitlement / Policy General Plan Amendment to the Housing Element for the 6th Cycle 2021-2029 (including all supporting documentation to include additional programs, action items, and deliverables) in compliance with state law in order to obtain certification from the California Department of Housing and Community Development (HCD). The proposed 6th Cycle Housing Element includes changes to the text, existing housing actions, the addition of new housing actions, updates and additional information and figures in the background report, and updates to the adequate sites inventory based on comments from HCD and the public on each draft revision from 2021 to 2024. HCD indicated that this proposed draft was adequate to meet statutory requirements described in HCD's review and that the proposed Housing Element would "substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq), when it is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585."

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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The Planning Commission recommended that the Board of Supervisors tentatively approve the project on December 20, 2023. After taking public testimony on June 4, 2024, the Board of Supervisors Tentatively Approved General Plan Amendment No. 190006. Adoption of Resolution No. 2024-138 will finalize the Board's tentative approval of the project, and formally adopt General Plan Amendment No. 190006.

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. Additionally, the adoption of the Housing Element and the subsequent certification by HCD would allow the County access additional funding for housing, from grant programs, set aside funds, and other financial incentives from the State of California.

ATTACHMENTS:

- A. Resolution No. 2024-138
- B. Resolution No. 2024-139
- C. Ordinance No. 348.5017 (CZ NO. 210132)
- D. Ordinance No. 348.5020 (CZ 2100014)
- E. GPA210006 CZ2100014 CUP210121 Proposed General Plan
- F. GPA210115 Proposed General Plan
- G. GPA210117 Proposed General Plan
- H. Draft Safety Element (GPA 180002)
- I. Draft Land Use Element (GPA 210109)
- J. Draft Revised Housing Element & Background Report (GPA 190006)



Jason Farin, Principal Management Analyst 6/20/2024



Aaron Gettis, Chief of Deputy County Counsel 6/20/2024

2
3 **RESOLUTION NO. 2024-138**

4 **AMENDING**

5 **THE RIVERSIDE COUNTY GENERAL PLAN**

6 **(Second Cycle of General Plan Land Use Element Amendments For 2024)**

7 **(First Cycle of General Plan Safety Element Amendments For 2024)**

8 **(First Cycle of General Plan Housing Element Amendments For 2024)**

9
10 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., notice was
11 given, and public hearings were held before the Riverside County Board of Supervisors and the Riverside
12 County Planning Commission to consider the proposed amendments to Riverside Extended Mountain Area
13 Plan (REMAP), Harvest Valley/Winchester Area Plan, The Pass Area Plan, Safety Element, Land Use
14 Element, and Housing Element of the Riverside County General Plan; and,

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

17 **WHEREAS**, the proposed general plan amendment was discussed fully with testimony and
18 documentation presented by the public and affected government agencies; and,

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

22 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors of
23 the County of Riverside in regular session assembled on June 25, 2024 that:

24 **GENERAL PLAN AMENDMENT (GPA) NO. 210006**

- 25 1. General Plan Amendment (GPA) No. 210006 amends the General Plan Land Use
26 Designation of approximately 36.11 acres from Open Space – Rural (OS-RUR) to Open
27 Space – Recreation (OS-R), as shown in Attachment E. titled “GPA210006 CZ2100014
28 CUP210121 Proposed General Plan”. The subject property is located within the Riverside

FORM APPROVED COUNTY COUNSEL
BY: *ACG* 6-20-24
AARON C. GETTIS DATE

1 Extended Mountain Area Plan (REMAP) in the Fourth Supervisorial District, specifically
2 located northeast of Highway 74 and south of Apple Canyon Road.

3 2. GPA No. 210006 is associated with Change of Zone No. 2100014, and Conditional Use
4 Permit No. 210121, which were considered concurrently with this amendment at the public
5 hearings before the Planning Commission and Board of Supervisors. The Planning
6 Commission recommended on a vote of 4-0 that the Board of Supervisors tentatively
7 approve the project on January 17, 2024. The Board of Supervisors conducted a public
8 hearing on the project on March 5, 2024 and, after taking public testimony, the Board of
9 Supervisors closed the public hearing and tentatively approved General Plan Amendment
10 No. 210006, approved Change of Zone No. 2100014, and approved Conditional Use Permit
11 No. 210121.

12 3. The site for GPA210006 (APN 568-070-021) is located within the Riverside Extended
13 Mountain Area Plan (REMAP).

14 4. The REMAP Land Use Map establishes the extent, intensity, and location of land uses within
15 The REMAP.

16 5. GPA No. 210006 includes an Entitlement/Policy General Plan Amendment.

17 6. GPA No. 210006 amends the General Plan land use designation on the subject site from
18 Open Space – Rural (OS-RUR) to Open Space – Recreation (OS-R), as shown on Exhibit 6.

19 7. The project site is surrounded by properties having General Plan land use designations of
20 Open Space – Conservation Habitat (OS-CH) and Open Space – Recreation (OS-R) to the
21 north, Open Space – Rural (OS-RUR) to the east, Open Space – Rural (OS-RUR) and Open
22 Space – Recreation (OS-R) to the south, and Open Space – Conservation Habitat (OS-CH)
23 to the west.

24 8. GPA No. 210006 includes an Entitlement/Policy General Plan Amendment to amend the
25 General Plan land use designation of the subject site from Open Space – Rural (OS-RUR)
26 to Open Space – Recreation (OS-R). Pursuant to the Administration Element of the Riverside
27 County General Plan and Article II Section 2.4.(C)(2) of Ordinance No. 348, An
28 Entitlement/Policy General Plan amendment may be approved if the change does not involve

1 a change in or conflict with the Riverside County Vision, any General Planning Principle set
2 forth in General Plan Appendix B, or any Foundation Component Designation in the General
3 Plan; the proposed amendment would either contribute to the purposes of the General Plan
4 or, at a minimum, would not be detrimental to them; and special circumstances or conditions
5 have emerged that were unanticipated in preparing the General Plan.

6 9. *The proposed changes do not involve a change in or conflict with the Riverside County*
7 *Vision.* GPA No. 210006 does not involve a change in or conflict with the Riverside County
8 *Vision.* Specifically, GPA No. 210006 is consistent with the following visions:

9 a. The Riverside County Vision (Chapter 2 [Vision Statement] of the Riverside General
10 Plan) includes twelve major topics identified as important to the County and includes
11 both past accomplishments as well as goals for creating a sense of place and
12 community. Within the broader subject areas, the Vision provides a more detailed
13 listing of both the County's values as well as specific expectations for the built
14 environment, intended to act as a guide to property owners, developers, and
15 decisionmakers. The project is consistent with the intent of the Riverside County
16 Vision, including the Natural Environment portion that states "...maintaining
17 sufficient areas of natural open space to afford the human experience of natural
18 environments as well as sustaining the permanent viability of the unique landforms
19 and ecosystems that define this environment" through the General Plan Amendments
20 retention of the Open Space foundation along with the implementing Conditional
21 Use Permit that retains much of the site's natural features that will be the focus for
22 visitors to view and experience. The Sustainability portion of the Vision is similarly
23 met through the implementing Conditional Use Permit's limited development of the
24 site and use and facilitation of sustainable building and operational practices. The
25 Conservation and Open space Resource System Vision supports open space system
26 and methods to provide visual relief, passive and active recreation, such as the
27 project's proposed recreation area and open space improvements. On the topic of
28 Healthy Communities, the Riverside County Vision states, "Communities are

1 developed so that they support and encourage residents to be more physically active;
2 achieved by increasing the number of and access to active parks and trails, creating
3 new passive open spaces, working with schools to open up school yards as parks,
4 and promoting well balanced transportation networks with an equity between
5 vehicle, public transit, bicycling and walking networks.” The project, with its
6 recreation amenities meets this provision of the Riverside County Vision.

7 b. The aforementioned are samples of the Vision Statements with which the proposed
8 General Plan Amendment is consistent, and not an exhaustive list. As the proposed
9 project is found to be consistent, conversely, the proposed Amendment is found to
10 not conflict with the Riverside County General Plan Vision.

11 10. The proposed changes do not involved a change in or conflict with any General Planning
12 Principal set forth in General Plan Appendix B: GPA No. 210006 does not involve a change
13 in or conflict with any General Planning Principle set forth in General Plan Appendix B.
14 Specifically, GPA No. 210006 is consistent with the following principles:

15 a. General Plan Principle II.A.1 states that projects should be designed with the aim of
16 preserving significant environmental features wherever possible, including unique
17 natural terrain, drainage ways, and native vegetation. The siting of the proposed
18 structures for the Project has been done with the intent of preserving as much of the
19 existing natural land on the subject site as possible. The buildings comprise 10% of
20 the total lot, leaving 30 acres of the natural terrain and native vegetation undisturbed.
21 In addition, they have been placed in the north-eastern corner of the lot away from
22 the watercourse that flows through the site so there would be no impacts to this
23 environmental feature.

24 b. General Plan Principle II.A.4 states that energy efficiency should also be pursued
25 wherever possible through site configuration to capitalize on shading and facilitate
26 solar energy. The proposed structures will utilize green building materials, solar
27 power, water conservation techniques, such as groundwater recharge basins, porous

1 pavement, drought tolerant landscaping, and water recycling to achieve an energy
2 and water efficient operation.

3 c. General Plan Principle IV.G.1 states that a system of open space and recreational
4 facilities be provided that are oriented for pedestrian, bicycle, and equestrian use. A
5 balanced distribution of recreational activities will be available on-site to achieve this
6 goal, including both active and passive uses such as swimming, kayaking, paddle
7 boarding, hiking, mountain biking, horseback riding, and rock climbing.

8 d. The aforementioned are samples of the Principles with which the proposed GPA No.
9 210006 is consistent, and not an exhaustive list. As the Project is found to be
10 consistent, conversely, the proposed General Plan Amendment is found to not
11 conflict with the Riverside County General Plan Principles as listed in Appendix B.

12 11. *The proposed changes do not involve a change in or conflict with any Foundation*
13 *Component designation in the General Plan.* The proposed land use designation would be
14 within the same Foundation Component of the General Plan. Thus, GPA No. 210006 is
15 consistent with the Open Space Foundation.

16 12. The proposed amendment would either contribute to the achievement of the purposes of the
17 General Plan or, at a minimum, would not be detrimental to them. The purpose of the General
18 Plan is to set direction for land use and development in strategic locations, provide for the
19 development of the economic base, establish a framework of the transportation system, and
20 to preserve extremely valuable natural and cultural resources. As the Open Space Foundation
21 is to be maintained, and the majority of the subject site's land is to be preserved as open
22 space in the development, the Project would not be detrimental to the purposes set by the
23 General Plan. In addition, there are components of the Project that would contribute to the
24 achievement of the purposes set by the General Plan. New recreational opportunities would
25 be brought to the area through the Project, which will ensure preservation of the valuable
26 natural resources on-site that these recreational activities rely on. The Project will also be
27 constructed with features that seek to conserve energy and water, while also utilizing
28 materials and siting that would minimize visual impacts to the surrounding properties. Thus,

1 the development would not obstruct any prominent vistas, views of surrounding open space,
2 habitat, conservation, or agricultural land or result in the creation of an aesthetically
3 offensive site open to public view. Therefore, GPA210006 would not be detrimental to the
4 purposes of the General Plan; rather, it would implement it by strategically planning for land
5 uses in specific locations that are compatible with the present and future logical development
6 of the surrounding area.

7 13. *Special circumstances or conditions have emerged that were unanticipated in preparing the*
8 *General Plan.* In order to utilize the subject site for recreational opportunities for the public
9 through the development of the Project, a General Plan amendment is necessary. The Open
10 Space–Rural (OS-RUR) land use designation is particularly narrow on potentially permitted
11 uses. While this land use designation may be due to the relatively limited potential for
12 development on the site due to certain constraints due to infrastructure, topography, drainage,
13 and earthquake faults present, the analysis, as presented through this staff report, the project
14 exhibits, technical reports, and initial study, indicate that such development is potential and
15 practical on the site while still preserving the underlying vision for the area as outlined in
16 the prior findings. This change will also allow a use more consistent with the existing uses
17 in the immediate area, including Lake Hemet, Hurkey Creek Recreational Park, and Camp
18 Ronal McDonald. Therefore, while the specific proposed use was not originally anticipated
19 for the area when the General Plan was prepared, it has been shown as feasible and overall
20 consistent with the General Plan that make it necessary now to amend the land use
21 designation to support the specific use and allow the Project to proceed.

22 14. GPA No. 210006 has been reviewed in conjunction with each of the Riverside County
23 General Plan Elements, including the Land Use, Circulation, Multi-Purpose Open Space,
24 Safety, Noise, Housing, Air Quality, Healthy Communities and Administration Elements,
25 and REMAP; and it has been determined that GPA No. 210006 is in conformance with the
26 policies and objectives of each Element and The REMAP. As a result, GPA No. 210006 does
27 not create an internal inconsistency among any component of the Riverside County General
28 Plan.

1 15. Mitigated Negative Declaration for Environmental Assessment No. CEQ210210,
2 incorporated herein by reference, determined that GPA No. 210006 and the associated
3 projects (Change of Zone No. 2100014 and Conditional Use Permit No. 210121) will not
4 have significant impacts on the environment and none of the conditions described in State
5 CEQA Guidelines Section 15162 exists. The mitigation measures identified as part of
6 Mitigated Negative Declaration for Environmental Assessment No. CEQ190048 would
7 continue to apply to the proposed project.

8 **GENERAL PLAN AMENDMENT (GPA) NO. 210115**

9 16. General Plan Amendment (GPA) No. 210115 amends the General Plan Land Use
10 Designation of approximately 14.9 acres of the project site from Very High Density
11 Residential (VHDR) to High Density Residential (HDR), as shown in Attachment F. titled
12 "GPA210115 Proposed General Plan". The subject property is located within The Harvest
13 Valley/Winchester Area Plan in the Third Supervisorial District, specifically located west of
14 Leon Road, north of Domenigoni Parkway, east of Windy Willow Lane, and south of Salt
15 Creek.

16 17. GPA No. 2100115 is associated with Specific Plan No. 293 Amendment No. 7, Tentative
17 Tract Map No. 38255, and Plot Plan No. 210139, which were considered concurrently with
18 this amendment at the public hearings before the Planning Commission and Board of
19 Supervisors. The Planning Commission recommended on a vote of 4-0 that the Board of
20 Supervisors tentatively approve the project on February 8, 2024. The Board of Supervisors
21 conducted a public hearing on the project on March 12, 2024 and, after taking public
22 testimony, the Board of Supervisors closed the public hearing and tentatively approved
23 General Plan Amendment No. 210115 and Specific Plan No. 293 Amendment No. 7, and
24 approved Tentative Tract Map No. 38255 and Plot Plan No. 210139.

25 18. The site for GPA210115 (APNs 461-160-053 and 461-160-052) is located within The
26 Harvest Valley/Winchester Area Plan.

27 19. The Harvest Valley/Winchester Area Plan Land Use Map establishes the extent, intensity,
28 and location of land uses within the Harvest Valley/Winchester Area Plan.

- 1 20. GPA No. 210115 includes an Entitlement/Policy General Plan Amendment.
- 2 21. GPA No. 210115 amends the General Plan land use designation on the subject site from Very
3 High Density Residential (VHDR) to High Density Residential (HDR) to match the land use
4 designation as proposed by Specific Plan No. 293 Amendment No. 7 for Planning Area 18
5 of Specific Plan No. 293, as shown on Exhibit 5.
- 6 22. The project site is surrounded by properties having General Plan land use designations of
7 Open Space – Recreation (OS-R) to the north, Medium High Density Residential (MHDR)
8 to the east, Open Space – Recreation (OS-R) and Commercial Retail (CR) to the south, and
9 Medium Density Residential (MDR) to the west.
- 10 23. GPA No. 210115 includes an Entitlement/Policy General Plan Amendment to amend the
11 General Plan land use designation of the subject site from Very High Density Residential
12 (VHDR) to High Density Residential (HDR) to match the land use designation as proposed
13 by Specific Plan No. 293 Amendment No. 7 for Planning Area 18 of Specific Plan No. 293.
14 Pursuant to the Administration Element of the Riverside County General Plan and Article II
15 Section 2.4(C)(2) of Ordinance No. 348, An Entitlement/Policy General Plan amendment
16 may be approved if the change does not involve a change in or conflict with the Riverside
17 County Vision, any General Planning Principle set forth in General Plan Appendix B, or any
18 Foundation Component Designation in the General Plan; the proposed amendment would
19 either contribute to the purposes of the General Plan or, at a minimum, would not be
20 detrimental to them; and special circumstances or conditions have emerged that were
21 unanticipated in preparing the General Plan.
- 22 24. The proposed changes do not involve a change in or conflict with the Riverside County
23 Vision. GPA No. 210115 does not involve a change in or conflict with the Riverside County
24 Vision. Specifically, GPA No. 210115 is consistent with the following visions:
- 25 a. The Riverside County Vision (Chapter 2 [Vision Statement] of the Riverside General
26 Plan) includes twelve major topics identified as important to the County and includes
27 both past accomplishments as well as goals for creating a sense of place and
28 community. Within the broader subject areas, the Vision provides a more detailed

1 listing of both the County's values as well as specific expectations for the built
2 environment, intended to act as a guide to property owners, developers, and
3 decisionmakers. The project is consistent with the intent of the Riverside County
4 Vision, including the Housing Vision requiring that proposed development be well
5 integrated within the community. The Transportation Vision is met because the
6 project will construct new and expanded transportation corridors proposing
7 connection as part of the development process and providing direct and immediate
8 access to open space areas. The Healthy Communities Vision is supported because
9 the project will include a recreation area with playground, open space with BBQ and
10 sitting areas, and pedestrian paths. These amenities provide residents options to have
11 a healthier lifestyle and improve the quality of life of the residents. The project will
12 be located within walking distance of future commercial development providing
13 residents with easy walking distance of homes, shopping opportunities, and
14 workplaces. The Conservation and Open space Resource System Vision supports
15 open space system and methods to provide visual relief, passive and active
16 recreation, such as the Projects proposed recreation area, open space, and trailhead
17 system improvements. The Vision Statement for Population Growth stipulates that
18 "new growth patterns no longer reflect a pattern of urban sprawl rather, they follow
19 a framework of transportation and open space corridors, with concentrations of
20 development that fit into that framework. In other words, important open space and
21 transportation corridors define growth areas." The subject project is consistent with
22 and does not involve a change in or conflict with the Riverside County Vision in that
23 it proposes infill development to accommodate population growth. The project site
24 utilizes the existing natural setting by avoiding the existing drainage area where
25 possible, excluding the road to access the project. On the topic of Healthy
26 Communities, the Riverside County Vision states, "Communities are developed so
27 that they support and encourage residents to be more physically active; achieved by
28 increasing the number of and access to active parks and trails, creating new passive

1 open spaces, working with schools to open up school yards as parks, and promoting
2 well balanced transportation networks with an equity between vehicle, public transit,
3 bicycling and walking networks.” The project, with its recreation amenities meets
4 this provision of the Riverside County Vision.

5 b. The aforementioned are samples of the Vision Statements with which the proposed
6 General Plan Amendment is consistent, and not an exhaustive list. As the proposed
7 project is found to be consistent, conversely, the proposed Amendment is found to
8 not conflict with the Riverside County General Plan Vision.

9 25. The proposed changes do not involve a change in or conflict with any General Planning
10 Principle Set forth in General Plan Appendix B: GPA No. 210115 does not involve a change
11 in or conflict with any General Planning Principle set forth in General Plan Appendix B.
12 Specifically, GPA No. 210115 is consistent with the following principles:

13 a. General Plan Principle I (C)(1) states that the “Vision acknowledges that every
14 community in the County is maturing in its own way, at its own pace and within its
15 own context. Policies and programs should be tailored to local needs in order to
16 accommodate the particular level of anticipated maturation in a given community.”
17 The proposed revision to the Land Use designation to High Density Residential for
18 the subject property would facilitate the development of 164 new residential units
19 landscaping, parking, and related infrastructure in a manner that is compliant with
20 all applicable standards of development, provide recreational area (pool/spa), open
21 space, trail head, and increased variety in the County’s housing stock, while
22 implementing the Winchester Hill Specific Plan for the property.

23 b. Community Development Principle I (G)(1) states that “the County should
24 encourage compact and transit-adaptive development on regional and community
25 scales. The policy goal is to permit and encourage densities and intensities, and to
26 reduce the land required for public infrastructure by reducing streets widths (subject
27 to emergency access requirements) and other such requirements.” The proposed
28 residential Project represents an infill project on approximately 14.9 acres of vacant

1 land, resulting in a compact development with additional, project-provided ultimate
2 street improvements and drainage improvements along the northwest corner of the
3 property, adjacent to the Riverside County Flood Control Water Conservation
4 District trail head.

5 c. Environmental Protection Principle II (A)(C) states that “the open space is a
6 fundamental principle of community planning. Open space in this context means
7 usable open space, available for residents to enjoy in a manner appropriate to its
8 design, acceptance of human impacts and consistency with the aims of the General
9 Plan.” The project is proposing open space by providing a community recreational
10 area centrally located and accessible from the residential properties. The recreation
11 area includes pool, spa, recreational building, and parking. Open space has been
12 provided near the recreation area providing BBQ and benches. In addition, the
13 project provided walking areas in centralized locations leading to the recreational
14 area and open space. The project will provide improvements to the RCFCWCD trail
15 head along the north perimeter.

16 d. Transportation Principle III (B) (1) states that “New transportation corridors should
17 be planned to provide an additional supporting framework, so that future community
18 growth develops naturally and economically along these routes. Transit
19 infrastructure requires advance dedication or set-asides consistent with regional
20 transportation infrastructure plans to ensure adequate opportunity when the time for
21 construction arrives. Transit equipment, distinct from rights-of-way and
22 infrastructure systems, is a public responsibility and its provision should not be used
23 as a condition of approval or a requirement of entitlement.” The Project has been
24 conditioned to provide ultimate street improvements along the project street
25 frontages of Winchester Hill Drive, Windy Willow Lane and Leon Road, including
26 providing required street dedications, and parkway.

27 e. Economic Development Principle VIII (A)(1) states that “The Vision encompasses a
28 robust economy offering housing choices covering the complete spectrum from entry

1 level to estate living environments and provides a solid economic base to support
2 needed public services and facilities.” The Proposed development includes a high-
3 density condominium with amenities that provides a variety of housing options.

4 f. The aforementioned are samples of the Principles with which the proposed GPA No.
5 210115 is consistent, and not an exhaustive list. As the Project is found to be
6 consistent, conversely, the proposed General Plan Amendment is found to not
7 conflict with the Riverside County General Plan Principles as listed in Appendix B.

8 26. *The proposed changes do not involve a change in or conflict with any Foundation*
9 *Component designation in the General Plan.* The proposed land use designation would be
10 within the same Foundation Component of the General Plan. Thus, GPA No. 210115 is
11 consistent with the Community Development Foundation.

12 27. The proposed amendment would either contribute to the achievement of the purposes of the
13 General Plan or, at a minimum, would not be detrimental to them. The proposed revision to
14 the property’s Land Use Designation from Community Development: Very High Density
15 Residential (CD: VHDR) to Community Development: High Density Residential (CD:
16 HDR) would facilitate the construction of one hundred and sixty-four (164) condominium
17 units, executing a key tenet of the General Plan and its implementing documents to provide
18 additional housing opportunities for the County’s current and future population, in a manner
19 that is compliant with applicable standards of development and complementary to existing
20 development and established sense of place.

21 28. *Special circumstances or conditions have emerged that were unanticipated in preparing the*
22 *General Plan.* Development surrounding the project as proposed, including the regional road
23 system, flood control measures, and nearby residential development have limited the
24 development potential of the parcel on which the project is located. The infrastructure
25 capacity in the area including roads and drainage is not sufficiently adequate to serve the
26 Very High Density Residential Development, but it is sufficient for the proposed High
27 Residential Development. Given the unique product type that this applicant is proposing, a

1 slight decrease in the prescribed density of the general plan is deemed appropriate and will
2 fit within the prescribed growth pattern of the specific plan.

3 29. GPA No. 210115 has been reviewed in conjunction with each of the Riverside County
4 General Plan Elements, including the Land Use, Circulation, Multi-Purpose Open Space,
5 Safety, Noise, Housing, Air Quality, Healthy Communities and Administration Elements,
6 and The Harvest Valley/Winchester Area Plan; and it has been determined that GPA No.
7 210115 is in conformance with the policies and objectives of each Element and The Harvest
8 Valley/Winchester Area Plan. As a result, GPA No. 210115 does not create an internal
9 inconsistency among any component of the Riverside County General Plan.

10 30. As provided in EIR No. 380 Addendum No. 9, no potentially significant environmental
11 impacts are associated with the project other than those identified in EIR No. 380 as modified
12 by the Addendum and those impacts would be avoided or lessened (reduced to a level of less
13 than significant) by the mitigation measures listed in Resolution No. 97-090 adopted by the
14 Board of Supervisors on April 29, 1997 for EIR No. 380, along with all subsequent
15 amendments, which is incorporated herein by this reference in its entirety with the exception
16 of those identified as significant and unavoidable in EIR No. 380. The environmental
17 assessment prepared for the project concluded that some changes or additions are necessary
18 but none of those changes were sufficient to necessitate the preparation of a subsequent EIR.
19 Accordingly, in compliance with State CEQA Guidelines sections 15162 and 15164 an
20 Addendum No. 9 to EIR No. 380 (Addendum) was prepared. Based on the above, GPA No.
21 210115 will not be detrimental to the public's health, safety, or welfare.

22 **GENERAL PLAN AMENDMENT (GPA) NO. 210117**

23 31. General Plan Amendment (GPA) No. 210117 amends the General Plan Foundation of
24 approximately 10.27 acres of the project site from Rural to Community Development and
25 amends the General Plan Land Use Designation from Rural Mountainous (RM) and Rural
26 Residential (RR) to Light Industrial, as shown in Attachment G. titled "GPA210117
27 Proposed General Plan". The subject property is located within The Pass Area Plan in the

1 Fifth Supervisorial District, specifically located north of Gilman Springs Road, south of
2 Fourth Street, east of Jack Rabbit Trail, and west of Potrero Boulevard.

3 32. GPA No. 210117 is associated with Change of Zone No. 2100132 and Plot Plan No. 240002,
4 which were considered concurrently with this amendment at the public hearings before the
5 Planning Commission and Board of Supervisors. The Planning Commission recommended
6 on a vote of 4-0 that the Board of Supervisors tentatively approve the project on April 17,
7 2024. The Board of Supervisors conducted a public hearing on the project on June 4, 2024
8 and, after taking public testimony, the Board of Supervisors closed the public hearing and
9 tentatively approved General Plan Amendment No. 210117 and Change of Zone No.
10 2100132 and approved Plot Plan No. 240002.

11 33. The site for GPA210117 (APN 424-010-008) is located within the Pass Area Plan.

12 34. The Pass Area Plan Land Use Map establishes the extent, intensity, and location of land uses
13 within the Pass Area Plan.

14 35. GPA No. 210117 includes a Foundation Component Amendment – Regular and an
15 Entitlement/Policy General Plan Amendment.

16 36. GPA No. 210117 amends the General Plan Foundation of approximately 10.27 acres of the
17 project site from Rural to Community Development and amends the General Plan Land Use
18 Designation from Rural Mountainous (RM) and Rural Residential (RR) to Light Industrial,
19 as shown on Exhibit 5.

20 37. The project site is surrounded by properties having General Plan land use designations of
21 Rural Residential (RR) to the north and east, Rural Mountainous (RM) to the south, and City
22 of Beaumont to the west.

23 38. GPA No. 210117 includes a Foundation Component Amendment – Regular to change the
24 foundation from Rural to Community Development and an Entitlement/Policy General Plan
25 Amendment to amend the General Plan land use designation of the subject site from Rural
26 Mountainous (RM) and Rural Residential (RR) to Light Industrial. Pursuant to the
27 Administration Element of the Riverside County General Plan and Article II Section 2.5(G)
28 of Ordinance No. 348, A Foundation Component Amendment – Regular map be approved if

1 there are new conditions or circumstances disclosed during the review process that justify
2 modifying the General Plan, that the modifications do not conflict with the overall Riverside
3 County Vision, and that they would not create an internal inconsistency among the elements
4 of the General Plan. Pursuant to the Administration Element of the Riverside County
5 General Plan and Article II Section 2.4(C)(2) of Ordinance No. 348, An Entitlement/Policy
6 General Plan amendment may be approved if the change does not involve a change in or
7 conflict with the Riverside County Vision, any General Planning Principle set forth in
8 General Plan Appendix B, or any Foundation Component Designation in the General Plan;
9 the proposed amendment would either contribute to the purposes of the General Plan or, at
10 a minimum, would not be detrimental to them; and special circumstances or conditions have
11 emerged that were unanticipated in preparing the General Plan.

12 39. *There are new conditions or circumstances disclosed during the review process that justify*
13 *modifying the General Plan.* Approval by the City of Beaumont of the “Hidden Canyon
14 Industrial Park” Specific Plan immediately west of the Project site, as well as several
15 industrial/warehouse developments located both to the west and east – have effected an
16 evolution from primarily residential to warehousing and supporting industries – a marked
17 change since adoption of the County’s General Plan, resulting in demand for additional truck
18 parking and which makes continued residential development at rural densities inconsistent
19 with surrounding structures.

20 40. That the modifications do not conflict with the overall Riverside County Vision and the
21 proposed changes do not involve a change in or conflict with the Riverside County Vision.
22 GPA No. 210117 does not involve a change in or conflict with the Riverside County Vision.
23 Specifically, GPA No. 210117 is consistent with the following visions:

24 a. The Riverside County Vision (Chapter 2 [Vision Statement] of the Riverside General
25 Plan) includes twelve major topics identified as important to the County and includes
26 both past accomplishments as well as goals for creating a sense of place and
27 community. Within the broader subject areas, the Vision provides a more detailed
28 listing of both the County’s values as well as specific expectations for the built

1 environment, intended to act as a guide to property owners, developers, and
2 decisionmakers. Under “Fundamental Values, Employment,” the Vision stipulates
3 that gainful employment is a basic individual need and value, that a growing and
4 diversified job base is desirable, and within which County residents may find a wide
5 range of income opportunities in the agricultural, commercial, industrial, office,
6 tourism, and institutional sectors of the economy. The subject Project is consistent
7 with and does not involve a change in or conflict with the Riverside County Vision
8 in that it proposes development that will facilitate the creation of additional jobs for
9 local employment, both directly and indirectly, while increasing the tax base (both
10 directly and indirectly) through new levied property and other taxes. Under
11 “Fundamental Values, Risks,” the Vision acknowledges that development brings a
12 certain degree of risk and uncertainty, especially as relates to land resources and their
13 management. However, these risks, where foreseeable and/or known, are analyzed
14 through thorough review of development submittals, with the overall goal of
15 avoiding arbitrary and capricious decision-making that could potentially increase
16 risk in human affairs. Implementation of the subject Project is not without risk or the
17 potential for adverse impacts to the environment, but these have been documented
18 and analyzed within an Environmental Impact Report (EIR) that was made available
19 for public/agency review and ultimately certified at a publicly noticed hearing. An
20 Addendum to the certified document, and prepared for the subject Project, concludes
21 that no new impacts not previously analyzed by the certified EIR would occur. Under
22 “Translating Issues into Vision, Jobs and the Economy,” the Vision stipulates that
23 implementation of the Riverside County Integrated Project (RCIP) will provide “a
24 clear picture of the fiscal implications of land use policies and documents the
25 financial, as well as physical and social viability of communities in Riverside
26 County.” Implementation of the subject Project would facilitate employment in the
27 area (both during construction and thereafter with operation) within a growing
28 industry. The Project has been designed in consideration of surrounding development

1 and would operate in a manner that would minimize impacts (to the greatest extent
2 feasible) to the surrounding area, as detailed in the project's EIR Addendum.

3 b. The aforementioned are samples of the Vision Statements with which the proposed
4 General Plan Amendment is consistent, and not an exhaustive list. As the proposed
5 project is found to be consistent, conversely, the proposed Amendment is found to
6 not conflict with the Riverside County General Plan Vision.

7 41. *That the modifications would not create an internal inconsistency among the elements of the*
8 *General Plan.* GPA No. 210117 has been reviewed in conjunction with each of the Riverside
9 County General Plan Elements, including the Land Use, Circulation, Multi-Purpose Open
10 Space, Safety, Noise, Housing, Air Quality, Healthy Communities and Administration
11 Elements, and The Pass Area Plan; and it has been determined that GPA No. 210117 is in
12 conformance with the policies and objectives of each Element and The Pass Area Plan. As
13 a result, GPA No. 210117 does not create an internal inconsistency among any component
14 of the Riverside County General Plan.

15 42. The proposed changes do not involve a change in or conflict with any General Planning
16 Principle Set forth in General Plan Appendix B: GPA No. 210117 does not involve a change
17 in or conflict with any General Planning Principle set forth in General Plan Appendix B.
18 Specifically, GPA No. 210117 is consistent with the following principles:

19 a. General Plan Principle VII (C)(1) seeks the creation of "employment-generating uses
20 in Riverside County, with capacity for enough jobs to employ the workers who live
21 in Riverside County to the maximum extent possible" and Principle (C)(2) seeks to
22 stimulate the growth of businesses focused on national and international markets.
23 The proposed Project would construct a new parking lot that would support
24 surrounding industry, ultimately facilitating the creation (or protection of existing)
25 jobs in the County (both during construction and thereafter through ongoing
26 operation) in an industry that will inevitably include the storage and transport of
27 internationally sourced goods, compliant with the intent of the Principle.

1 b. General Plan Principle I (C) stipulates that every community in the County matures
2 in its own way, at its own pace and within its own context. This Principle highlights
3 that communities are not fixed in their development patterns, rather over time may
4 transition in their form and density and ultimately accommodate a more urban
5 aesthetic, while still respecting existing communities by transitioning density
6 through provision of buffers. Such maturing communities may require changes to
7 Land Use designations to respond to expanding markets in certain industries. As
8 applied to the Project site and surrounding community, the area has experienced an
9 expansion in the demand for warehouses and distribution centers to accommodate
10 regional distribution needs. The Project proposes a response to this trend
11 (construction of a parking lot to serve surrounding existing/proposed warehouses),
12 while still including design features as extensive landscaping and the minimum of
13 lighting) to create buffers intended to respect existing communities.

14 c. The aforementioned are samples of the Principles with which the proposed GPA No.
15 210117 is consistent, and not an exhaustive list. As the Project is found to be
16 consistent, conversely, the proposed General Plan Amendment is found to not
17 conflict with the Riverside County General Plan Principles as listed in Appendix B.

18 43. *The proposed changes do not involve a change in or conflict with any Foundation*
19 *Component designation in the General Plan.* The proposed land use designation would
20 change the Foundation from Rural to Community Development. Applicable findings for a
21 Foundation change are covered previously.

22 44. The proposed amendment would either contribute to the achievement of the purposes of the
23 General Plan or, at a minimum, would not be detrimental to them. The proposed revision by
24 GPA No. 210117 to the Project site's Land Use Designation from Rural Mountainous and
25 Rural Residential to Light Industrial would facilitate the construction of a new parking lot
26 which will create jobs within the County (both during construction and during operation
27 thereafter), executing a key tenet of the General Plan and its implementing documents to

1 provide additional employment opportunities for both current and future populations in a
2 manner that is compliant with applicable standards of development.

3 a. An amendment is required to expand basic employment job opportunities (jobs that
4 contribute directly to the County's economic base) and that would improve the ratio
5 of jobs-to-works in the County. the regulatory and development pattern in the vicinity
6 has transitioned from residential to warehousing and related industry, and so
7 implementation of the Land Use Amendment would simply continue an existing and
8 ongoing precedent, while providing an opportunity. (through concurrent approval of
9 a new parking lot serving surrounding industry) to expand the County's permanent
10 local employment base in conformance with policies of the General Plan and The
11 Pass Area Plan

12 45. As provided in the EIR Addendum prepared for the project, no potentially significant
13 environmental impacts are associated with the project other than those identified in EIR No.
14 94092040 as modified by the Addendum and those impacts would be avoided or lessened
15 (reduced to a level of less than significant) by the mitigation measures established by the
16 EIR, which is incorporated herein by this reference in its entirety with the exception of those
17 identified as significant and unavoidable in the EIR. The environmental assessment prepared
18 for the project concluded that some changes or additions are necessary but none of those
19 changes were sufficient to necessitate the preparation of a subsequent EIR. Accordingly, in
20 compliance with State CEQA Guidelines sections 15162 and 15164 an Addendum to the EIR
21 (Addendum) was prepared.

22 46. Additionally, the project will not result in any new significant environmental impacts not
23 identified in the previously certified EIR. A comparison of the environmental effects of the
24 proposed Project to the findings of the certified EIR for the Gateway Specific Plan - and
25 backed by evidence in the record - determined that no new or significant impacts would
26 occur with implementation of the proposed Project beyond those identified and analyzed in
27 the certified EIR, that no supplemental or subsequent EIR is accordingly required, and that

1 the Addendum is the appropriate mechanism and document for analysis pursuant to
2 requirements of Section 15162 of the State CEQA Guidelines.

3 **GENERAL PLAN AMENDMENT (GPA) NO. 180002**

- 4 47. General Plan Amendment (GPA) No. 180002 amends the County's Safety Element (Chapter
5 6), Multi-Jurisdictional Local Hazard Mitigation Plan (MJLHMP) section of the General
6 Plan to comply with State law in compliance with Assembly Bill 2 140 (AB 2140) by
7 adopting the County's updated MJLHMP into the General Plan's Safety Element, Chapter 6
8 making the County eligible for State funding for recovery from State designated disasters.
9 The amendment affects the unincorporated area of the County of Riverside.
- 10 48. GPA No. 180002 was considered at the public hearings before the Planning Commission and
11 Board of Supervisors. The Planning Commission recommended that the Board of
12 Supervisors approve the project on December 20, 2023. After taking public testimony, the
13 Board of Supervisors closed the public hearing and tentatively approved General Plan
14 Amendment No. 180002 on June 4, 2024.
- 15 49. The Safety Element identifies hazards and establishing policy for reducing the impacts of
16 hazards for all residents of the unincorporated County areas.
- 17 50. General Plan No. 180002 is a Technical Amendment to the Riverside County General Plan.
- 18 51. GPA No. 180002 amends the Safety Element by adding new text into the Safety Element
19 into the Safety Element, specifically the Multi-Jurisdictional Local Hazard Mitigation Plan
20 (MLHMP) section to direct the reader to the location of the updated/new MJLHMP within
21 the County's Emergency Management Department (EMD).
- 22 52. Pursuant to Article II: Section 2.4, Subsection C.1 of Ordinance 348, a Technical
23 Amendment to the General Plan may be approved provided one of the following findings
24 are met:
- 25 a. The proposed amendment would not change any policy direction or intent of the
26 General Plan.
- 27 b. An error or omission needs to be corrected.

- c. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.
- d. A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.
- e. A minor change of boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

53. General Plan Amendment (GPA) No. 180002 would not change any policy direction or intent of the General Plan. GPA No. 180002 is limited to a technical change that does not add, remove, or amend any policies in the General Plan, Riverside County Vision, or any General Planning Principal set forth in Appendix B, or any Foundation Component Designation. The update is wholly comprised of the addition of a URL, formatting changes, and updates to abbreviations within the Safety Element. The revision to the Safety Element update is required for compliance with AB 2140, which provides assistance for jurisdictions in their recovery from State designated disasters; by adding text into the General Plan's Safety Element, Chapter 6 to identify the County's new updated MJLHMP, located within the Emergency Management Department (EMD), which will make the County eligible to be considered for part or all of its local share costs on eligible Public Assistance projects to be provided by via the California Disaster Assistance Act (CDAA).

54. GPA No. 180002 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 Southwest Area Plan; and it has been determined that GPA No. 180002 is in conformance with the policies and objectives of each Element and the Area Plan. As a result, GPA No. 180002 does not create an internal inconsistency among any component of the Riverside County General Plan.

55. Based on the above, GPA No. 180002 will not be detrimental to the public's health, safety, or welfare.

1 56. As GPA No. 180002 is limited to a technical change that does not add, remove, or amend
2 any policies in the General Plan, and is limited to the addition of a URL, formatting changes
3 and updates to abbreviations within the Safety Element, it can be seen with certainty that
4 there is no possibility that the activity in question may have a significant effect on the
5 environment (CEQA Guidelines Section 15061(b)(3)).

6 57. If determined otherwise, an Addendum (Revised) to Environmental Impact Report (Certified
7 EIR) No. 548 (State Clearinghouse No. 2015061083) has been prepared in conformance
8 with the California Environmental Quality Act (CEQA) (Public Resources Code Section
9 21000 et seq.), the State CEQA Guidelines (Cal. Code Regs., Title 14, Chapter 3, Section
10 15000 et seq.), and County of Riverside CEQA Guidelines to address minor changes to the
11 County of Riverside General Plan as a result of the Riverside County 6th Cycle Housing
12 Element Update. GPA Nos. 180002 creates no new policy within the County of Riverside
13 General Plan, and is limited to the addition of a URL, changes to formatting, and updates to
14 abbreviations used in the text. The revisions to the County of Riverside General Plan are
15 limited to background information updates and policy updates in accordance with State law
16 and do not present a new use or intensify a use that was considered under Certified EIR No.
17 548. As none of the circumstances identified by Section 15162 are present, and only minor
18 technical changes or additions are necessary to update the previously certified EIR, an
19 Addendum may be prepared, consistent with State CEQA Guidelines Section 15164, for
20 GPA No. 180002.

21 **GENERAL PLAN AMENDMENT (GPA) NO. 210109**

22 58. General Plan Amendment (GPA) No. 210109 amends the County's Land Use Element
23 (Chapter 3), area plans of the General Plan to include consistency changes to specific land
24 use designation and density and other land use factors/policies within the element and the
25 area plans to be consistent with the updates to the Housing Element. The amendment affects
26 the unincorporated area of the County of Riverside.

27 59. GPA No. 210109 was considered at the public hearings before the Planning Commission and
28 Board of Supervisors. The Planning Commission recommended that the Board of

1 Supervisors approve the project on December 20, 2023. After taking public testimony, the
2 Board of Supervisors closed the public hearing and tentatively approved General Plan
3 Amendment No. 210109.

4 60. The Land Use Element establishes the extent, intensity, distribution, and location of land
5 uses within the unincorporated County areas.

6 61. GPA No. 210109 amends the Land Use Element and associated General Plan documents to
7 create consistency with the changes proposed with the Housing Element and conformance
8 with State law. Specifically, updates to the Land Use Element include revisions to the
9 dwelling unit's density range for the Highest Density Residential (HHDR) from 14-40
10 dwelling units per acre to 14-60 dwelling units per acre (proposed change). Changes will
11 apply to both the element and area plans that address these land use components.

12 62. GPA No. 210109 is an Entitlement / Policy Amendment to the Riverside County General
13 Plan.

14 63. Pursuant to Article II: Section 2.4, Subsection C.2 of Ordinance 348, an Entitlement/Policy
15 Amendment to the General Plan may be approved if the first two findings listed below, and
16 any one of the subsequent findings are made:

17 a. The proposed change does not involve a change in or conflict with: the Riverside
18 County Vision; any General Planning Principle set forth in General Plan Appendix
19 B; or any Foundation Component designation in the General Plan.

20 b. The proposed amendment would either contribute to the purposes of the General Plan
21 or, at a minimum, would not be detrimental to them.

22 c. Special circumstances or conditions have emerged that were unanticipated in
23 preparing the General Plan.

24 d. A change in policy is required to conform to changes in state or federal law or
25 applicable findings of a court of law.

26 e. An amendment is required to comply with an update of the Housing Element or
27 change in State Housing Element law.

1 f. An amendment is required to expand basic employment job opportunities (jobs that
2 contribute directly to the County's economic base) and that would improve the ratio
3 of jobs-to-workers in the County.

4 g. An amendment is required to address changes in ownership of land or land not under
5 the land use authority of the Board of Supervisors.

6 64. GPA No. 210109 does not involve a change in or conflict with the Riverside County Vision.
7 Specifically, GPA No. 210109 is consistent with the following visions:

8 a. The proposed amendment to the General Plan's Land Use Element (Chapter 3) and
9 area plans, to modify the Highest Density Residential (HHDR) land use designation
10 density from 14 to 40 dwelling units per acre to 14 to 60 dwelling units per acre. The
11 increase to 60-dwellings units per acre requirement will allow more flexibility for
12 sites to be developed with housing. This will increase the usability of the HHDR
13 designation without compromising allowable densities which are needed to provide
14 the higher number of dwelling units for achieving RHNA targets. The potential
15 increased flexibility of housing projects will support the following County's vision
16 to build compact adaptive communities:

17 i. "New growth patterns no longer reflect a pattern of random sprawl. Rather,
18 they follow a framework of transportation and open space corridors, with
19 concentrations of development that fit into that framework. In other words,
20 important open space and transportation corridors define growth areas."

21 ii. "Growth focus in Riverside County is on quality, not on frustrating efforts to
22 halt growth."

23 iii. "Population growth continues and is focused where it can best be
24 accommodated."

25 b. The higher density range for the HHDR land use is expected to incentivize
26 development in areas that are within or near areas that support Community
27 Development land uses. These areas are ideally located near existing highways, or
28 major corridors, located near existing or future transit stations, and are located near

1 civic centers such as schools, hospitals, parks, and community centers. The
2 amendment to HHDR will support development that can accommodate the RHNA
3 allocation assigned to the County.

4 65. GPA No. 210109 does not involve a change in or conflict with any General Planning
5 Principle set forth in General Plan Appendix B. Specifically, GPA No. 210109 is consistent
6 with the following principles:

7 a. The amendment to the Land Use Element Community Development Land Use
8 Designation increases the maximum density to from 40 dwelling units per acre to 60
9 du/ac for HHDR. This increase in the overall range supports the General Plan
10 Principles for Community Design and development flexibility, while maintaining
11 maximum need to achieve RHNA targets. The higher density range will ensure
12 proposed development can be flexible with the use of land, which will reduce costs,
13 and make it easier to provide affordable multi-family residential development. This
14 supports General Planning Principals of Efficient Land Use, and the Housing
15 Element, while supporting the implementation of the housing element through the
16 eight-year planning period.

17 66. GPA No. 210109 does not involve a change in or conflict with any Foundation Component
18 Designation in the General Plan because the proposed amendment does not propose a change
19 to a land use designation from one Foundation Component to another.

20 67. GPA No. 210109 would either contribute to the achievement of the purposes of the General
21 Plan or, at a minimum, would not be detrimental to them. The purposes of General Plan are
22 to set direction for land use and development in strategic locations, provide for the
23 development of the economic base, establish a framework of the transportation system, and
24 the preservation of extremely valuable natural and cultural resources, in a manner that
25 protects public health and safety.

26 a. Increasing the maximum range of allowable density for the HHDR land use
27 designation from 40 to 60 would support the purposes of the General Plan by setting
28 direction for land use and development in strategic locations.

- 1 68. Special circumstances or conditions have emerged that were unanticipated in preparing the
2 General Plan. Changes to the maximum range for the HHDR land use designation were
3 requested by stakeholders and the public, in order to provide more flexibility for affordable
4 housing in areas that have access to more infrastructure and community services. This
5 change supports larger development trends to focus development in areas with access to
6 resources.
- 7 69. GPA Nos. 210109 has been reviewed in conjunction with each of the Riverside County
8 General Plan Elements, including the Land Use, Circulation, Multi-Purpose Open Space,
9 Safety, Noise, Housing, Air Quality, and Healthy Communities, and the Southwest Area
10 Plan; and it has been determined that GPA No. 210109 is in conformance with the policies
11 and objectives of each Element and the Area Plan. As a result, GPA No. 210109 does not
12 create an internal inconsistency among any component of the Riverside County General
13 Plan.
- 14 70. Based on the above, GPA No. 210109 will not be detrimental to the public's health, safety,
15 or welfare.
- 16 71. An Addendum (Revised) to Environmental Impact Report (Certified EIR) No. 548 (State
17 Clearinghouse No. 2015061083) has been prepared in conformance with the California
18 Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.), the
19 State CEQA Guidelines (Cal. Code Regs., Title 14, Chapter 3, Section 15000 et seq.), and
20 County of Riverside CEQA Guidelines to address minor changes to the County of Riverside
21 General Plan as a result of the Riverside County 6th Cycle Housing Element Update. GPA
22 No. 210109 creates policy to address land use in the unincorporated areas of the County,
23 pursuant to state law. The revisions to the County of Riverside General Plan would not result
24 in a substantive intensification of housing development that was previously considered and
25 therefore would not present a new use or intensify a use that was considered under Certified
26 EIR No. 548. As none of the circumstances identified by Section 15162 are present, and only
27 minor technical changes or additions are necessary to update the previously certified EIR,

1 an Addendum may be prepared, consistent with State CEQA Guidelines Section 15164, for
2 GPA No. 210109.

3 **GENERAL PLAN AMENDMENT (GPA) NO. 190006**

4 72. General Plan Amendment (GPA) No. 190006 amends the County's Housing Element
5 (Chapter 8) and Appendix P of the General Plan for the 6th Cycle planning period for
6 Housing Elements and RHNA. Specifically, the update addresses housing needs for residents
7 in unincorporated Riverside County in compliance with California Government Code
8 Section's 65581 and 65583. The updated element establishes policies that guides County
9 decision-making and sets forth an action plan to implement its housing goals for the 6th
10 Cycle Housing Element update, through 2029. The amendment affects the unincorporated
11 area of the County of Riverside.

12 73. GPA No. 190006 was considered at the public hearings before the Planning Commission and
13 Board of Supervisors. The Planning Commission recommended that the Board of
14 Supervisors approve the project on December 20, 2023. After taking public testimony, the
15 Board of Supervisors closed the public hearing and tentatively approved General Plan
16 Amendment No. 190006 on June 4, 2024.

17 74. The Housing Element provides a framework for addressing housing needs of all residents of
18 the unincorporated County areas.

19 75. GPA No. 190006 is an Entitlement / Policy Amendment to the Riverside County General
20 Plan.

21 76. GPA No. 190006 amends the Housing Element and associated General Plan documents,
22 pursuant to Government Code's Sections 65581 and 65583. The Housing Element is broken
23 down into two components: (1) the policy document and (2) the background report. The
24 policy document establishes polices that guides County decision-making and sets forth an
25 action plan to implement its housing goals for the 6th Cycle Housing Element update,
26 through the eight-year planning period 2021 to 2029. The background report summarizes
27 County efforts associated with the 5th Cycle Housing Element update and sets the

1 framework for the 2021-2029 Housing Element Policy Document, as shown in the attached
2 element and appendix.

3 77. Pursuant to Article II: Section 2.4, Subsection C.2 of Ordinance 348, an Entitlement/Policy
4 Amendment to the General Plan may be approved if the first two findings listed below, and
5 any one of the subsequent findings are made:

- 6 a. The proposed change does not involve a change in or conflict with: the Riverside
7 County Vision; any General Planning Principle set forth in General Plan Appendix
8 B; or any Foundation Component designation in the General Plan.
- 9 b. The proposed amendment would either contribute to the purposes of the General Plan
10 or, at a minimum, would not be detrimental to them.
- 11 c. Special circumstances or conditions have emerged that were unanticipated in
12 preparing the General Plan.
- 13 d. A change in policy is required to conform to changes in state or federal law or
14 applicable findings of a court of law.
- 15 e. An amendment is required to comply with an update of the Housing Element or
16 change in State Housing Element law.
- 17 f. An amendment is required to expand basic employment job opportunities (jobs that
18 contribute directly to the County's economic base) and that would improve the ratio
19 of jobs-to-workers in the County.
- 20 g. An amendment is required to address changes in ownership of land or land not under
21 the land use authority of the Board of Supervisors.

22 78. GPA No. 190006 does not involve a change in or conflict with the Riverside County Vision.
23 Specifically, GPA No. 190006 is consistent with the following visions:

- 24 a. The Riverside County Vision Statement (Chapter 2) of the General Plan identifies
25 the "richly varied range of income categories" available within the County and also
26 states that "housing is available in every increment of this range." The Housing
27 Element is a promotion of this General Plan Vision by identifying various housing
28 opportunities for all income levels and to address the housing needs for communities

1 and residents of the unincorporated County. The Housing Element identifies funding
2 opportunities, establishes programs and policies, and prescribes responsibilities for
3 several County departments to implement the policies established as part of the
4 Housing Element. Therefore, by integrating an updated Housing Element into the
5 General Plan, the County's vision is promulgated. Other proposed General Plan
6 Amendments (180002/210109) compliment the Housing Element and will provide
7 for and support the implementation of that Element

8 79. GPA No. 190006 does not involve a change in or conflict with any General Planning
9 Principle set forth in General Plan Appendix B. Specifically, GPA No. 190006 is consistent
10 with the following principles:

11 a. Subsection D of Appendix B (General Planning Principles) states that "the Housing
12 Element should be revised to adopt policies that address the real-world projections
13 of overall housing growth and demands for housing of varied type, style, price and
14 density, which encouraging a wide range of choices and opportunities within the
15 framework of the larger economy and the realities of the marketplace." General Plan
16 Amendment No. 190006 is an update to the Housing Element and facilitates the
17 implementation of the Housing Element. The County's updated and revised Housing
18 Element specifically implements the above provisions. The Housing Element will
19 include programs and policies proposed within the County's 8-year Action Plan to
20 meet the overall housing needs in the County for all specified income categories
21 (Extremely Low, Very Low, Low, Moderate, and Above Moderate). Therefore, by
22 integrating an updated Housing Element into the General Plan, the County's General
23 Planning Principles are furthered, with regard to Housing (subsection D of Appendix
24 B), and the proposed General Plan Amendment would not change or be conflicted
25 by the addition of an updated Housing Element.

26 80. GPA No. 190006 does not involve a change in or conflict with any Foundation Component
27 Designation in the General Plan because the proposed amendment does not include a
28 changes a property's land use designation from one Foundation Component to another.

1 a. The County's Housing Element and associated General Plan Amendment is a policy
2 document that sets forth programs and policies to address the County's affordable
3 housing needs. The General Plan Amendment proposes an amendment to the
4 Housing Element of the General Plan, which is not classified in any Land Use
5 Foundation or Designation.

6 81. GPA No. 190006 amends the Riverside County Housing Element to comply with state
7 requirements and obtain certification of the Housing Element from the California
8 Department of Housing and Community Development (HCD). Changes included in the
9 amendment were requested by HCD, and were necessary for certification of the Housing
10 Element.

11 82. Special circumstances or conditions have emerged that were unanticipated in preparing the
12 General Plan. The state housing crises, which impacts Riverside County's housing needs,
13 especially for affordable housing, may be considered a special circumstance or condition
14 that was unanticipated in preparing the General Plan. The proposed update to the Housing
15 Element provides for updated goals and direction than what exists that may facilitate the
16 production of more housing, which will help meet the housing goals and needs of the County,
17 which will contribute to the housing supply of the County and state. Therefore, approval of
18 GPA No. 190006 may be considered an appropriate change to the County's General Plan.

19 83. An amendment is required to expand basic employment job opportunities (jobs that
20 contribute directly to the County's economic base) and that would improve the ratio of jobs-
21 to-workers in the County. The updated Housing Element site inventory includes both high
22 density and mixed-use sites. The thousands of acres of mix use areas facilitate the
23 development of commercial/retail community-serving uses. These allowable nonresidential
24 uses will provide additional job opportunities for the community, which expands
25 employment opportunities that contribute to the local economy and improves the
26 community's jobs-housing balance.

27 84. The purpose of the General Plan is to guide the long-term development of the unincorporated
28 areas of Riverside County that meets the State's General Plan requirements per California

1 Government Code Section 65300 et seq. The General Plan outlines policies, standards and
2 programs that guides day-to-day decisions concerning the future of Riverside County and
3 serves several important purposes including: to provide clarity and stability in community
4 development policies; to establishes a comprehensive and sound database for further
5 implementation, project evaluation, administration, and monitoring; and, to provide a basis
6 for collaborative planning initiatives by cities, councils of government, the County and other
7 governmental agencies.

8 85. GPA No. 190006 has been reviewed in conjunction with each of the Riverside County
9 General Plan Elements, including the Land Use, Circulation, Multi-Purpose Open Space,
10 Safety, Noise, Housing, Air Quality, and Healthy Communities, and the Southwest Area
11 Plan; and it has been determined that GPA No. 190006 is in conformance with the policies
12 and objectives of each Element and the Area Plan. As a result, GPA No. 190006 does not
13 create an internal inconsistency among any component of the Riverside County General
14 Plan.

15 86. Based on the above, GPA No. 190006 will not be detrimental to the public's health, safety,
16 or welfare.

17 87. An Addendum (Revised) to Environmental Impact Report (Certified EIR) No. 548 (State
18 Clearinghouse No. 2015061083) has been prepared in conformance with the California
19 Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.), the
20 State CEQA Guidelines (Cal. Code Regs., Title 14, Chapter 3, Section 15000 et seq.), and
21 County of Riverside CEQA Guidelines to address minor changes to the County of Riverside
22 General Plan as a result of the Riverside County 6th Cycle Housing Element Update. GPA
23 No. 190006 creates policy to address housing in the unincorporated areas of the County,
24 pursuant to state law. The revisions to the County of Riverside General Plan are limited to
25 background information updates and policy updates in accordance with State law and do not
26 present a new use or intensify a use that was considered under Certified EIR No. 548. As
27 none of the circumstances identified by Section 15162 are present, and only minor technical

1 changes or additions are necessary to update the previously certified EIR, an Addendum may
2 be prepared, consistent with State CEQA Guidelines Section 15164, for GPA No. 190006.

3 THEREFORE, BE IT FURTHER RESOLVED that the Board of Supervisors take the following
4 actions:

5 **GENERAL PLAN AMENDMENT (GPA) NO. 210006**

6 88. **ADOPTS** the Mitigated Negative Declaration (MND) for Environmental Assessment (EA)
7 No. CEQ210210, incorporated herein by reference, based on the findings and conclusions
8 above and in the staff report and determines the MND is an accurate and objective statement
9 that complies with CEQA and reflects the County's independent judgment and all significant
10 environmental effects have been avoided or mitigated to less than significant.

11 89. **ADOPTS** General Plan Amendment No. 210006, as described herein and shown on
12 Attachment E. titled "GPA210006 CZ2100014 CUP210121 Proposed General Plan" as
13 approved by the Board of Supervisors on June 25, 2024, incorporated herein by reference.

14 **GENERAL PLAN AMENDMENT (GPA) NO. 210115**

15 90. **CONSIDERED** the Addendum to EIR No. 380, incorporated herein by reference, based on
16 the findings and conclusions above and in the staff report and on that basis finds the
17 Addendum is an accurate and objective statement that complies with CEQA and reflects the
18 County's independent judgment and no new significant impacts would occur beyond what
19 was evaluated in EIR.

20 91. **ADOPTS** General Plan Amendment No. 210115, as described herein and shown on
21 Attachment F. titled "GPA210115 Proposed General Plan" as approved by the Board of
22 Supervisors on June 25, 2024, incorporated herein by reference.

23 **GENERAL PLAN AMENDMENT (GPA) NO. 210117**

24 92. **CONSIDERED** the Addendum to EIR No. 1994092040, incorporated herein by reference,
25 based on the findings and conclusions above and in the staff report and on that basis finds
26 the Addendum is an accurate and objective statement that complies with CEQA and reflects
27 the County's independent judgment and no new significant impacts would occur beyond
28 what was evaluated in EIR.

1 93. **ADOPTS** General Plan Amendment No. 210117, as described herein and shown on
2 Attachment G. titled “GPA210117 Proposed General Plan” as approved by the Board of
3 Supervisors on June 25, 2024, incorporated herein by reference.

4 **GENERAL PLAN AMENDMENT (GPA) NO. 180002**

5 94. **CONSIDERED** Addendum No. 1 (Revised) to EIR No. 548, which was prepared in
6 Compliance with CEQA and reflects the County’s independent judgement and analysis,
7 based on the findings found above and in the staff reports incorporated herein by reference,
8 and **ADOPTS** General Plan Amendment No. 180002, as described herein and as shown on
9 Attachment H. titled “Draft Safety Element (GPA 180002)” as approved by the Board of
10 Supervisors on June 25, 2024, incorporated herein by reference.

11 **GENERAL PLAN AMENDMENT (GPA) NO. 210109**

12 95. **CONSIDERED** Addendum No. 1 (Revised) to EIR No. 548, which was prepared in
13 Compliance with CEQA and reflects the County’s independent judgement and analysis,
14 based on the findings found above and in the staff reports incorporated herein by reference,
15 and **ADOPTS** General Plan Amendment No. 210109, as described herein and as shown on
16 Attachment I. titled “Draft Land Use Element (GPA 210109)” as approved by the Board of
17 Supervisors on June 25, 2024, incorporated herein by reference.

18 **GENERAL PLAN AMENDMENT (GPA) NO. 190006**

19 96. **CONSIDERED** Addendum No. 1 (Revised) to EIR No. 548, which was prepared in
20 Compliance with CEQA and reflects the County’s independent judgement and analysis,
21 based on the findings found above and in the staff reports incorporated herein by reference,
22 and **ADOPTS** General Plan Amendment No. 190006, as described herein and as shown on
23 Attachment J. titled “Draft Revised Housing Element & Background Report (GPA 190006)”
24 as approved by the Board of Supervisors on June 25, 2024, incorporated herein by reference.

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

2
3 **RESOLUTION NO. 2024-138**

4 **AMENDING**

5 **THE RIVERSIDE COUNTY GENERAL PLAN**

6 **(Second Cycle of General Plan Land Use Element Amendments for 2024)**

7 **(First Cycle of General Plan Safety Element Amendments for 2024)**

8 **(First Cycle of General Plan Housing Element Amendments for 2024)**

9
10
11 **ROLL CALL:**

12
13 **Ayes:** Jeffries, Washington, Spiegel, Perez, and Gutierrez

14 **Nays:** None

15 **Absent:** None

16
17
18 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
19 Supervisors on the date therein set forth.

20
21 KIMBERLY A. RECTOR, Clerk of said Board

22
23 By:  _____

24 Deputy

2 **RESOLUTION NO. 2024-139**
3 **ADOPTING**
4 **AMENDMENT NO. 7 TO SPECIFIC PLAN NO. 293**
5 **(WINCHESTER HILLS)**

6 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., public hearings
7 were held before the Riverside County Board of Supervisors in Riverside, California on March 12, 2024,
8 and before the Riverside County Planning Commission on February 8, 2024, to consider Amendment No.
9 7 to Specific Plan No. 293 (Winchester Hills); and

10 **WHEREAS**, the original Specific Plan No. 293 was adopted by the Board of Supervisors pursuant
11 to Resolution No. 97-093 on October 28, 1997 and thereafter amended and modified, including by
12 Resolution No. 2004-369 on September 9, 2004 and Resolution No. 2004-540 on December 21, 2004; and,

13 **WHEREAS**, all provisions of the California Environmental Quality Act (CEQA) and Riverside
14 County CEQA implementing procedures have been satisfied and an Addendum to Environmental Impact
15 Report No. 380 (EIR No. 380) which was prepared in connection with this Amendment No. 7 to Specific
16 Plan No. 293 and related cases General Plan Amendment No. 210115, Tentative Tract Map No. 38255, and
17 Plot Plan No. 210139 (referred to alternatively herein as "the project"), is sufficiently detailed so that all
18 the potentially significant effects have been evaluated in accordance with CEQA and the implementing
19 procedures; and,

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

22 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
23 of the County of Riverside, in regular session assembled on March 12, 2024, that:

- 24 A. Amendment No. 7 modifies Specific Plan No. 293 by the following:
- 25 1. Changes the Planning Area 18 land use designation from Very High Density
26 Residential to High Density Residential.
 - 27 2. Amends the density within Planning Area 18 from 14 - 20 du/ac to 8 - 14 du/ac.
 - 28 3. Reduces the acreage of the existing Planning Area 18 from 15.2 acres to 14.9 acres.

FURM APPROVED COUNTY COUNSEL
BY: AC 6-20-24
AARON C. GETTIS DATE

1 B. Specific Plan No. 293 Amendment No. 7 is associated with General Plan Amendment No.
2 210115, Tentative Tract Map No. 38255, and Plot Plan No. 210139 which were considered
3 concurrently at the public hearings before the Planning Commission and the Board of
4 Supervisors.

5 C. The environmental assessment prepared for the project concluded that some changes or
6 additions are necessary but none of those changes are sufficient to necessitate the preparation
7 of a subsequent EIR. Accordingly, in compliance with State CEQA Guidelines section
8 15162 and 15164 an Addendum to EIR No. 380 was prepared.

9 D. As provided in the attached Environmental Assessment, no potentially significant
10 environmental impacts are associated with the project, other than those previously identified
11 in Certified EIR No. 380, which is incorporated herein by reference.

12 E. The project will not result in any new significant environmental impacts not identified in the
13 previously certified EIR No. 380. The project will not result in a substantial increase in the
14 severity of previously identified significant effects, does not propose any substantial changes
15 which will require major revisions to EIR No. 380, doesn't propose considerably different
16 mitigation measures, and no mitigation measures found infeasible have become feasible
17 because of the following:

18 1. The proposed project amends and implements Specific Plan No. 293 (Winchester
19 Hills) to reduce the density of the housing in Planning Area 18 within the existing
20 Specific Plan boundaries. This change in density would reduce impacts from those
21 previously evaluated under EIR No. 380. From the proposed Amendment to the
22 Specific Plan, the overall impact of the Specific Plan is either the same or reduced
23 due to a reduction in development density in Planning Area 18 as is detailed in the
24 Initial Study/Addendum and supporting technical reports. Therefore, no substantial
25 changes are proposed that would require major revisions to the EIR.

26 2. Subsequent to the certification of EIR No. 380, no substantial changes in the
27 circumstances under which the Project would be undertaken have occurred. The
28

1 Project site comprises the same boundaries of the Specific Plan as originally
2 approved. Since approval of the Specific Plan, the site has been mass graded pursuant
3 to grading permits based on the conceptual grading plan for the Specific Plan and
4 implementation of applicable mitigation measures from EIR No. 380. Land uses
5 surrounding the site are predominantly community residential development. The
6 project would result in a corresponding reduction in the operational impacts
7 evaluated under EIR No. 380. As demonstrated in the accompanying Initial
8 Study/Addendum and supporting technical reports, no substantial changes have
9 occurred in the surrounding area that would result in new or more severe impacts to
10 the environment as compared to what was evaluated and disclosed in EIR No. 380.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 7 to Specific
12 Plan No. 293 is consistent with the intent, design, and mitigation approved for Specific Plan No. 293 and is
13 consistent with the Riverside County General Plan.

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

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and
20 **CONSIDERED** the Addendum with EIR No. 380 in evaluating Specific Plan No. 293, Amendment No. 7,
21 that the Addendum to EIR No. 380 is an accurate and objective statement that complies with CEQA and
22 reflects the County's independent judgment, and that EIR No. 380 and the Addendum are incorporated
23 herein by this reference.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No. 293,
25 Amendment No. 7, on file with the Clerk of the Board, including the final conditions of approval and
26 exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real property described and
27
28

1 shown in the plan, and said real property shall be developed substantially in accordance with the plan as
2 amended, unless the plan is repealed or further amended by the Board.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No. 293,
4 Amendment No. 7 shall be placed on file in the Office of the Clerk of the Board, in the Office of the
5 Planning Director, and in the Office of the Building and Safety Director, and that no applications for
6 subdivision maps, conditional use permits, or other development proposals shall be accepted for the real
7 property described and shown in the plan, as amended, unless such applications are substantially in
8 accordance therewith.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents
10 upon which this decision is based are the Clerk of the Board of Supervisors and the County of Riverside
11 Planning Department and that such documents are located at 4080 Lemon Street, 12th Floor, Riverside,
12 California, 92501.

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17 ROLL CALL:

18 Ayes: Jeffries, Washington, Spiegel, Perez, and Gutierrez

19 Nays: None

20 Absent: None

21
22 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.

23
24 KIMBERLY A. RECTOR, Clerk of said Board

25 By:  _____
26 Deputy

1 ORDINANCE NO. 348.5017

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4


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

6 Section 1. Section 4.1 of Ordinance No. 348, and Hemet-San Jacinto District Zoning
7 Plan Map No. 17, as amended, are further amended by placing in effect in the zone or zones as shown on
8 the map entitled "Change of Official Zoning Plan, Hemet San-Jacinto District, Map No. 17.110 Change of
9 Zone Case No. 2100132," which map is made a part of this ordinance.


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

11

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

14 By: 
15 Chair, Board of Supervisors
 Chuck Washington

16 ATTEST:
17 KIMBERLY RECTOR
18 Clerk of the Board

19 By: 
20 Deputy

21 (SEAL)

22

23 APPROVED AS TO FORM
24 May 23, 2024

25 By: 
26 AARON C. GETTIS
27 Chief Deputy County Counsel

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 25, 2024, 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: June 25, 2024

KIMBERLY A. RECTOR
Clerk of the Board

BY: *Maomy Li*
Deputy

SEAL

1 ORDINANCE NO. 348.5020

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4
5 The Board of Supervisors of the County of Riverside ordains as follows:

6 Section 1. Section 4.1 of Ordinance No. 348, and Garner Valley District Zoning Plan
7 Map No. 64, as amended, are further amended by placing in effect in the zone or zones as shown on the
8 map entitled "Change of Official Zoning Plan, Garner Valley District, Map No. 64.004 Change of Zone
9 Case No. 2100014," which map is made a part of this ordinance.

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

11
12 BOARD OF SUPERVISORS OF THE COUNTY
13 OF RIVERSIDE, STATE OF CALIFORNIA

14 By: 
15 Chair, Board of Supervisors
16 Chuck Washington

17 ATTEST:
18 KIMBERLY RECTOR
19 Clerk of the Board

20 By: 
21 Deputy

22 (SEAL)

23 APPROVED AS TO FORM
24 June 20, 2024

25 By: 
26 AARON C. GETTIS
27 Chief Deputy County Counsel

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 25, 2024, 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: June 25, 2024

KIMBERLY A. RECTOR
Clerk of the Board

BY: Naomy L.
Deputy

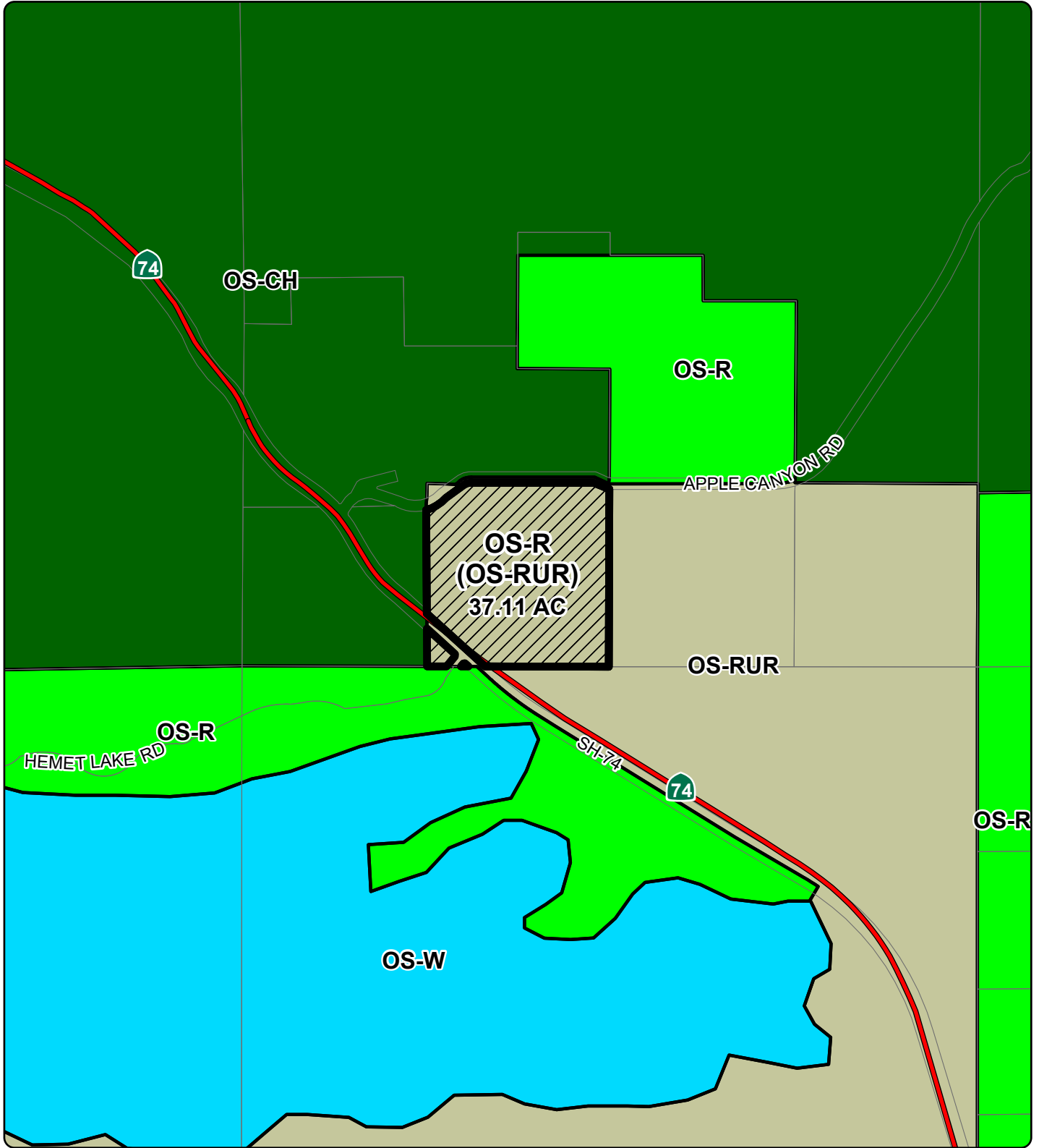
SEAL

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA210006 CZ2100014 CUP210121
PROPOSED GENERAL PLAN

Supervisor: Perez
District 4

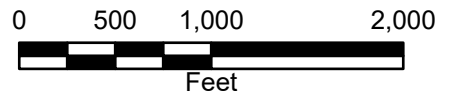
Date Drawn: 11/16/2023
Exhibit 6



Zoning District: Garner Valley

Author: Karen Jordan

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)958-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA210115

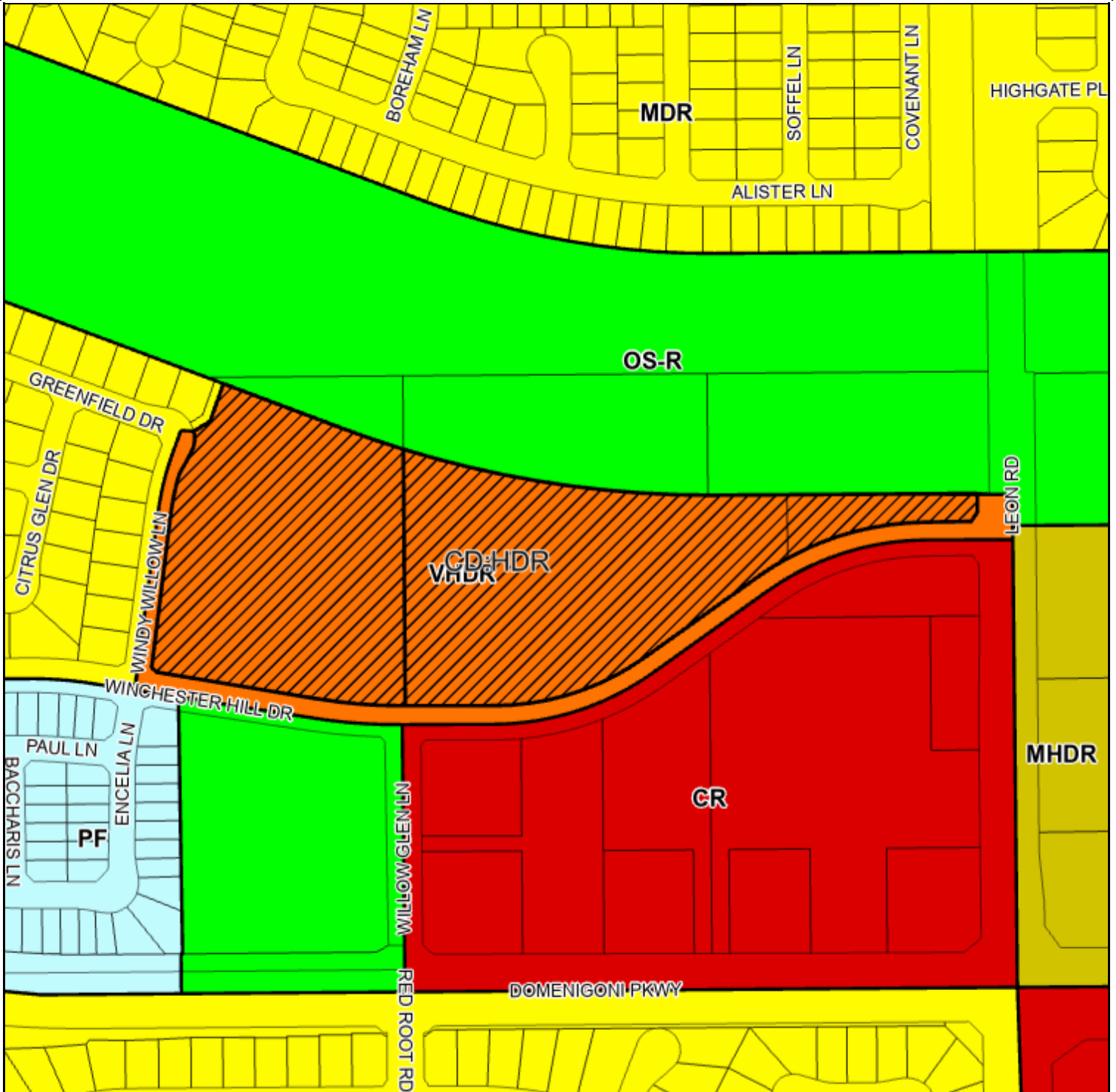
Supervisor: CHUCK WASHINGTON

PROPOSED GENERAL PLAN

Date: 6-20-2024

District: 3

Exhibit: 6

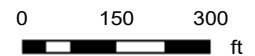


Zoning Area/District: WINCHESTER

Author:



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.rclma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA210117

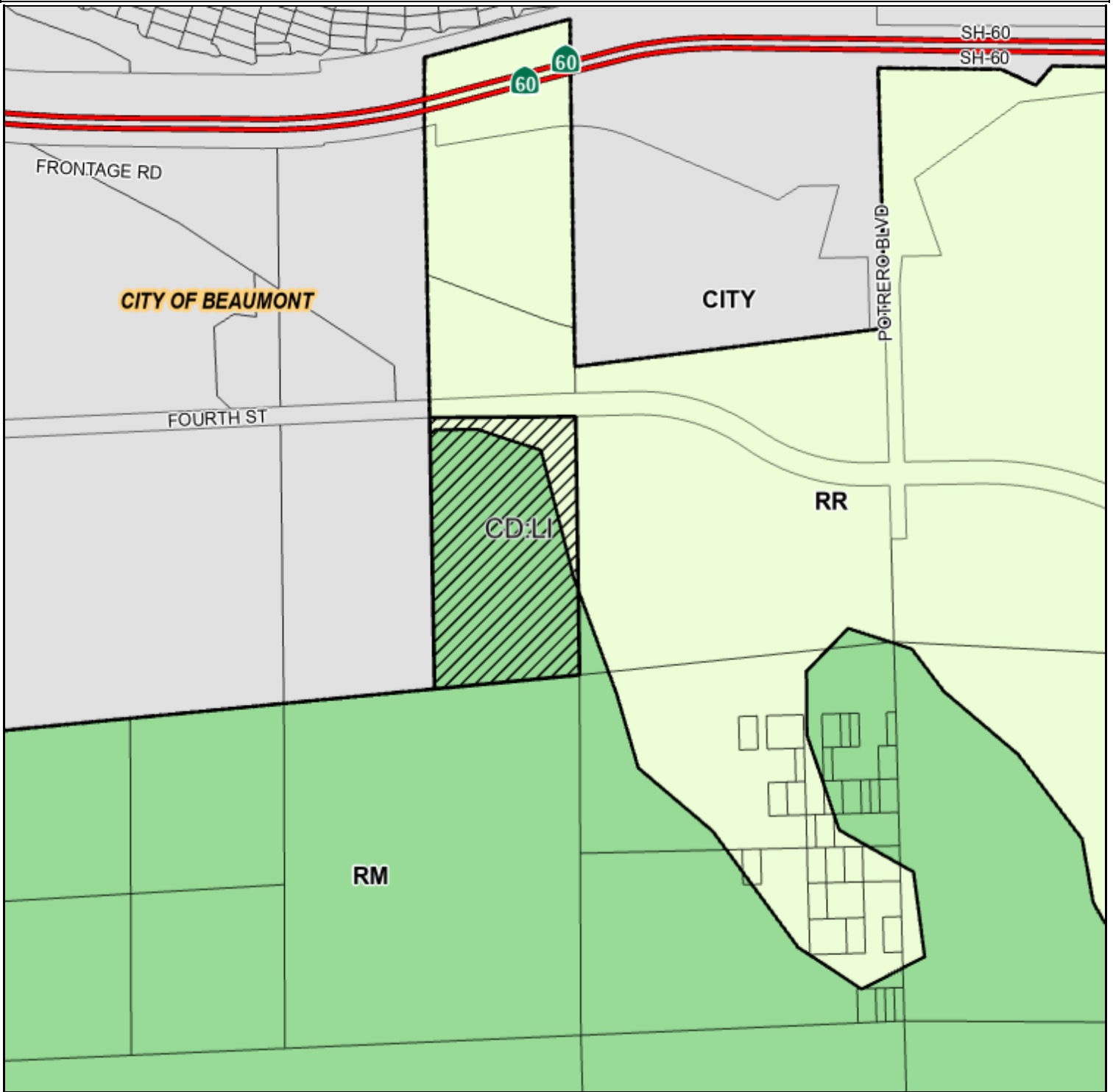
PROPOSED GENERAL PLAN

Supervisor: YXSTIAN GUTIERREZ

District: 5

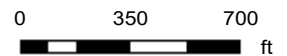
Date: 6-20-2024

Exhibit: 6



Zoning Area/District: HEMET-SAN JACINTO

Author:



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community members within EJ Communities, include residents in decision-making processes, and prioritize improvements and projects in EJ communities. Environmental justice can be implemented in various ways, such as through policies and actions that improve sustainability and resilience, protect community health, and prioritize safety, as in the policies included in this Safety Element. The County addresses EJ in the Land Use Element and Healthy Community Elements; please refer to these elements for related policies.

Relationship to Other Documents

The Riverside County Safety Element does not exist in a vacuum but is instead one of several plans that address public safety and related topics. The Safety Element must be consistent with these other plans to minimize conflicts between documents and ensure that the County has a unified strategy to address public safety issues. The Safety Element incorporates information, technical analyses, and policies from these other documents where appropriate to help support this consistency.

Other General Plan Elements

The Safety Element is one of several elements of the Riverside County General Plan. Other social, economic, political, and aesthetic factors must be considered and balanced with safety needs. Rather than compete with the policies of related elements, the Safety Element provides policy direction and designs safety improvements that complement the intent and policies of other General Plan elements. Crucial relationships exist between the Safety Element and the other General Plan elements. How land uses are determined in areas prone to natural hazards, what regulations limit development in these areas, and how hazards are mitigated for existing development, are all issues that tie the elements together. For instance, Land Use Element diagrams and policies must consider the potential for various hazards identified in the Safety Element and must be consistent with the policies to address those hazards. The Multipurpose Open Space Element is also closely tied to the Safety Element. Floodplains, for example, are not only hazard areas, but often serve as sensitive habitat for threatened or endangered species or provide recreation or passive open space opportunities for residents and visitors. As such, flood and inundation policies balance the need to protect public health and safety with the need to protect habitat and open space. Safety Element policies, especially those concerning evacuation routes and critical facilities, must also be consistent with those of the Circulation Element. The County's Circulation Plan routes are considered the backbone routes for evacuation purposes. Policies and information in this Safety Element should not conflict with those in other elements.

Area Plans

The Safety Element provides a comprehensive set of hazard maps and policies that cover all unincorporated areas of Riverside County. The 19 area plans described in Chapter 1, Introduction, of the General Plan, provide additional policy direction, as appropriate, and depict major hazards on more detailed maps than the countywide maps can provide. They show more precisely where hazard areas are, providing a more visible link between geography, land use, and policies. For additional policy guidance in specific areas, please refer to the applicable area plan.

Multi-Jurisdictional Local Hazard Mitigation Plan

Riverside County's Multi-Jurisdictional Local Hazard Mitigation Plan (MJLHMP) is a plan to identify and profile hazard conditions, analyze risk to people and facilities, and develop mitigation actions to reduce or eliminate hazard risks in Riverside County, ~~and in incorporated jurisdictions in the county.~~ The County prepared the MJLHMP in accordance with the federal Disaster Mitigation Act of 2000 and the Federal Emergency Management Agency's MJLHMP guidance. The mitigation actions in the MJLHMP include both short-term and long-term strategies, and

involve planning, policy changes, programs, projects, and other activities. The MJLHMP and Safety Element address similar issues, but the Safety Element provides a higher-level framework and set of policies, while the MJLHMP focuses on more specific mitigation, often short-term, actions. The MJLHMP, as its name implies, focuses on mitigation-related actions, while the Safety Element also includes policies related to emergency response, recovery, and preparation activities. The County’s adopted Multi-Jurisdictional Local Hazard Mitigation Plan (MJLHMP) can be found at: The County of Riverside Emergency Management Department (EMD) or via the link: <https://rivcoready.org/about-emd/plans/local-hazard-mitigation-plan>

Relationship to the Emergency Management Department

The County of Riverside Emergency Management Department (EMD) is responsible for providing emergency management services. EMD has four divisions that combine traditional emergency management, public health disaster management, and emergency medical services into a single, comprehensive, all hazards department. EMD works with local cities, fire and law enforcement agencies, and special districts to support and implement emergency mitigation and preparation activities across Riverside County, secure resources for first responders, and coordinate with state and federal emergency agencies. EMD’s emergency preparation and response activities, including implementing many of the Safety Element policies, are laid out in this Safety Element.

EMD is the responsible agency for developing and implementing Riverside County’s Multi-Jurisdictional LHMP. In preparation of the LHMP, the LHMP Steering Committee gathers information and updates the plan using a whole community approach by engaging local jurisdictions, private sector organizations, and community partners. The committee is comprised of representatives from agencies such as the Riverside County Fire Department, Riverside County Department of Environmental Health, Riverside County Sheriff’s Office, and the Riverside County Transportation and Land Management Agency. Other contributors included federal, state, and local government agencies; special districts; tribal leaders; non-governmental organizations; and the County Board of Supervisors. Moreover, agencies such as EMD, Riverside County Fire Department, Riverside County Department of Environmental Health, and the Riverside County Sheriff’s Office are responsible for implementing some of the policies within this Safety Element. The Riverside County Planning Department’s coordination and participation with these agencies are a critical component to effective disaster and hazard planning in unincorporated Riverside County.

Hazard Reduction

Hazard-reduction programs are designed to improve the safety of existing development. For example, older structures, built to superseded code standards, may need seismic upgrading. Owners of older structures may voluntarily upgrade, be strongly persuaded to upgrade, or be required to do so. Additional examples of hazard-reduction programs include:

- Strengthening pipelines and developing emergency back-up capability by public utilities serving the County of Riverside;
- Collaborating with water purveyors to ensure adequate fire flow and enact preventative measures;
- Encouraging the construction of auxiliary water systems to supplement existing water lines. This will help ensure adequate water flow for fire suppression even if main water lines are damaged. Gravity-fed or generator-operated pumps for swimming pools and water storage tanks can also supplement flow;

Table LU-4, continued

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3,4,5}	Notes
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	14 - 40-60 du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3-plus) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Community Development	Light Industrial (LI)	0.25 - 0.60 FAR
Heavy Industrial (HI)		0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
Business Park (BP)		0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
Public Facilities (PF)		≤ 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
Community Center (CC)		5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.

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the vicinity. Limited agriculture is permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre, which allows a minimum lot size of one - half acre.

Medium Density Residential (MDR) - The Medium Density Residential land use designation provides for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet.

Medium High Density Residential (MHDR) - The Medium High Density Residential land use designation provides for the development of smaller lot, single family residences. Typical allowable uses in this category include detached, small-lot single family homes, patio homes, and townhouses. The potential for clustered development is provided for in this category. The density range is 5.0 to 8.0 dwelling units per acre, with lot sizes typically ranging from 4,000 to 6,500 square feet.

High Density Residential (HDR) - The High Density Residential land use designation allows detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses. The potential for clustered development is provided for in this land use category. The density range is 8.0 to 14.0 dwelling units per acre.

Very High Density Residential (VHDR) - The Very High Density Residential land use designation allows for the development of multi-family apartments, duplexes, and condominiums, with a density range of 14.0 to 20.0 dwelling units per acre.

Highest Density Residential (HHDR) - The Highest Density Residential land use designation allows for the development of multiple family apartments, including multi-story (3+) structures, with a density range of 14.0 to 6049.0 dwelling units per acre.

Policies:

The following policies apply to residentially designated properties within the Community Development General Plan land use designation, as described above and as depicted on the area plan land use maps.

LU 28.1 Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

Community Design

LU 28.2 Accommodate higher density residential development near community centers, transportation centers, employment, and services areas.

LU 28.3 Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed residential land use. (AI 3)

LU 28.4 Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.



Please see the **Neighborhood Centers Overlay** section for discussion of neighborhood activity centers.

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- Commercial Retail;
- Commercial Office;
- Public Facilities; and
- Open Space-Recreation.

Typical uses may include public or quasi-public uses (schools, plazas, cultural centers, and parks), neighborhood or community serving retail centers, recreational uses, offices, and courtyard-style or attached residential development. Land use emphasis is generally on uses within the Commercial Retail designation such as a grocery store, drug store, and other retail outlets, and the Commercial Office designation such as professional services and financial institutions. Residential densities range from 3.0 to 20.0 dwelling units per acre, while non-residential intensities range from 0.2 to 1.0 FAR.

Town Center (TC) - Town Centers allow for a more intense and intimate mix of land uses when compared to the Village Center. Town Centers can be located in dense urban areas or as a core for a large area of suburban development. The Town Center provides uses such as those found in a traditional downtown district. Town Centers provide regional attractions and facilities in addition to those uses that serve local residents and workers. Allowable land uses within Town Centers include:

- Highest Density Residential in or adjacent to the core area;
- Very High Density Residential in the core and core support areas;
- Commercial Retail;
- Commercial Office;
- Commercial Tourist;
- Public Facilities; and
- Open Space-Recreation

The land use emphasis in Town Centers is primarily on retail and office uses. Typical commercial uses may include local and regional serving uses such as restaurants, bookstores, specialty stores, mid-rise office complexes, business support services, medical services, day care centers, and hotels. Appropriate public uses include those associated with a downtown core such as libraries, cultural facilities, community centers, sports and recreation facilities, theaters, plazas, and urban parks. Other uses include attached single family and multi-family residences. Densities range from 14.0 to ~~60~~40.0 dwelling units per acre, while non-residential intensities range from 0.2 to 3.0 FAR.

Job Center (JC) - Job Centers can be viewed as a concentrated area of employment uses. Job Centers may vary in scale and size, but are intended to provide regional-serving uses with a mixture of business park and office uses, support commercial retail centers and high density residential uses. Allowable land uses within Job Centers include:

- Highest Density Residential within the core area;
- Very High Density Residential within the core and core support area;

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- Business Park;
- Light Industrial;
- Commercial Retail;
- Commercial Office;
- Public Facilities; and
- Open Space-Recreation.

Typical employment uses within Business Park and Light Industrial designated areas include research and development firms, manufacturing, assembling, private and public research institutions, academic institutions, medical facilities, and support commercial uses. Warehousing and distribution facilities uses are not allowed within Job Centers.

Support commercial and retail service centers should serve the daily needs of employees and employers. Typical uses include restaurants, dry cleaners, grocery stores, copy centers, printers, telecommunication centers, professional offices, health clubs, day care centers, and regional-serving commercial uses such as gas stations, lodging facilities, banks, recreational and other ancillary services. Residential uses include attached single family and multi-family residences such as courtyard homes and apartments. Public/quasi-public and open space uses may include cultural and educational facilities, government facilities, and urban parks. Residential densities range from 14.0 to ~~6040.0~~ dwelling units per acre, while non-residential intensities range from 0.2 to 2.0 FAR. There is also a second type of Job Center, the Job Center with No Residential (JCNR), which may be used in some locations as an alternative to the Entertainment Center. See General Plan Appendix E-1 (Tables E-6 and E-7, in particular) for more details.

Entertainment Center (EC) - Entertainment Centers vary in size, scale and purpose, from resort communities, to intense, active centers. Entertainment Centers provide regional entertainment, recreation and tourist-destination attractions and facilities in addition to support commercial and office uses. Allowable land uses include:

- Very High Density Residential within the core area;
- High Density Residential within the core and core support areas;
- Commercial Tourist;
- Commercial Retail;
- Commercial Office;
- Public Facilities; and
- Open Space-Recreation.

The land use emphasis in Entertainment Centers is primarily on regional serving, tourist-oriented entertainment and recreational facilities. These uses may include amusement parks, hotels, golf courses, water parks, arcades, sports arenas/stadiums, regional parks, and athletic fields. Other typical land uses within Entertainment Centers include small-lot detached and attached residences, public/quasi-public uses such as a visitors' center or park, local

Riverside County Board of Supervisors

Request to Speak

Online



Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Marjela Loerd

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 3.71

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

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You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

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Power Point Presentations/Printed Material:

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Individual Speaker Limits:

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**Riverside County Board of Supervisors
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Online

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Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Juana Rosas Felipe

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 3.71

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_____ **Support** _____ **Oppose** _____ **Neutral**

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I give my 3 minutes to: _____

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SPEAKER'S NAME: Perry Elerts

Address: _____
(Only if follow-up mail response requested)

City: _____ Zip: _____

Phone #: 951-321-9441

Date: 6/25/24 Agenda # 3-71

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ Support _____ Oppose X _____ Neutral

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I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 06/13/2024)

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Lopez, Daniel

From: Aquia Mail
Sent: Monday, June 24, 2024 5:33 PM
Cc: Clerk of the Board
Subject: Request to Speak Web Submission



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20240625**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on June 24, 2024

Submitted values are:

First Name

Juan

Last Name

Garcia

Phone

7607029649

Agenda Date

06/25/2024

Agenda Item # or Public Comment

3.71

State your position below

Support

Do you need a Spanish translator?

Yes

Lopez, Daniel

From: Aquia Mail
Sent: Monday, June 24, 2024 7:11 PM
Cc: Clerk of the Board
Subject: Request to Speak Web Submission
Attachments: public-comment.docx



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20240625**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on June 24, 2024

Submitted values are:

First Name

Juana

Last Name

Rosas Felipe

Phone

7608862671

Agenda Date

06/25/2024

Agenda Item # or Public Comment

3.71

State your position below

Support

Do you need a Spanish translator?

No

Attachments (Must be .pdf, .doc, or .docx)

public-comment.docx

Lopez, Daniel

From: Aquia Mail
Sent: Monday, June 24, 2024 2:59 PM
Cc: Clerk of the Board
Subject: Request to Speak Web Submission

Follow Up Flag: Follow up
Flag Status: Flagged



Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use **Meeting ID # 864 4411 6015 . Password is 20240625**. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.

Submitted on June 24, 2024

Submitted values are:

First Name

Maria

Last Name

Bautista

Phone

442-933-2033

Agenda Date

06/25/2024

Agenda Item # or Public Comment

3.71

Do you need a Spanish translator?

No

Lopez, Daniel

From: Aquia Mail
Sent: Monday, June 24, 2024 2:55 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

Follow Up Flag: Follow up
Flag Status: Flagged



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 24, 2024

Submitted values are:

First Name
Adriana

Last Name
Torres Ceja

Phone
(760) 619-9108

Agenda Date
06/25/2024

Agenda Item # or Public Comment
3.71

Comments

Hi good afternoon, my name is Adriana Torres and I am from the community of North Shore. I first want to thank you all for your commitment to prioritizing housing initiatives and programs that protect vulnerable communities and families, especially in historically disinvested areas, like the Eastern Coachella Valley.

I would also like to emphasize the critical importance of investing in specific programs within our communities. These include infrastructure improvements to ensure clean water for all residents and the construction of additional homes

that meet all necessary requirements to foster the well-being of children and families.

As a college student, with the shared dreams of many of my peers to continue living in and calling the Eastern Coachella Valley our home, we must ensure that our community is a place where all families can thrive. This requires that our policies, funding, and budget priorities align with the needs of a growing and prosperous community. Key areas of focus should include infrastructure enhancements to ensure clean water access for all residents, the construction of affordable and high-quality housing, and allocating budget for innovative and community-based housing solutions such as community land trusts. As well as its crucial to invest in education and health services for our communities rather than reactive policing bodies of government.

As our climate conditions become harsher year after year, it is essential to consider the resilience and adaptability of our communities and current homes. The large majority of our families live in mobile homes that are often not suitable to withstand the harsh realities of climate change. Therefore, it is also critical to invest in programs that will support the reinforcement and upgrading of these homes to ensure they are safe and livable. This includes funding for climate-resilient infrastructure, providing resources for upgrading existing homes, and implementing community-wide initiatives to enhance overall disaster preparedness and resilience.

Adriana Torres Ceja 6/24/23

Lopez, Daniel

From: Aquia Mail
Sent: Monday, June 24, 2024 9:06 PM
To: Clerk of the Board
Subject: Public Comments Web Submission

Follow Up Flag: Follow up
Flag Status: Flagged



The Clerk of the Board has received your public comments and will forward them to the Board of Supervisors. If you wish to call in and speak at the Board of Supervisors meeting, please select <https://rivcocob.org/request-to-speak> and fill out the request to speak form.

Thank you,
Riverside County Clerk of the Board

Submitted on June 24, 2024

Submitted values are:

First Name

Eugenia

Last Name

Quintero

Phone

(760) 397-6368

Agenda Date

06/25/2024

Agenda Item # or Public Comment

3.71

Comments

Translated to English Below:

Mi nombre es Eugenia Quintero y soy residente de Thermal, una de las cuatro comunidades no incorporadas del Este del Valle de Coachella. La falta de vivienda asequible y segura en mi comunidad es muy difícil para tantas familias de bajos ingresos que enfrentan un sinnúmero de otras dificultades, como mencioné en mi comentario sobre el presupuesto. Es emocionante tener un plan de vivienda que incluya planes para ayudar más directamente a estas comunidades con las

necesidades que enfrentamos, y ahora que habrá más esfuerzos para implementar estos programas, me gustaría ver que estas prioridades comunitarias se prioricen.

Los programas que ayuden a las familias que viven en trailas son muy importantes, ya que la mayoría de las familias en mi comunidad viven en trailas muy viejas. Esto hace que lidiar con la mala calidad del aire, tormentas y calor sea muy difícil, ya que no es una hogar muy fuerte o segura. Les pido que los programas que ayudan con la rehabilitación, reemplazo y ayuda financiera para estas familias reciban prioridad. En general, un programa que ayude con la renta a las familias de bajos recursos es muy importante.

También el desarrollo de infraestructura que mejore la calidad de vida en las comunidades también garantiza que exista la infraestructura necesaria para construir viviendas asequibles para las futuras generaciones. En mi comunidad, por ejemplo, la falta de infraestructura de agua y energía afecta significativamente a las familias trabajadoras, a los niños y a las personas de mayor edad.

Por último, en el proceso de implementación me gustaría ver más claramente un plan con línea de tiempo claro en como y cuando se implementaran todos estos programas que son muy importantes y que todo esto se haga en colaboración con nosotros. Gracias por su atención y consideración.

English Translation:

My name is Eugenia Quintero and I am a resident of Thermal, one of the four unincorporated communities in the Eastern Coachella Valley. The lack of affordable and safe housing in my community is very difficult for so many low-income families who face countless other difficulties, as I mentioned in my budget comment. It is exciting to have a housing plan that includes measures to help these communities more directly with the needs we face, and now that there will be more efforts to implement these programs, I would like to see these community priorities prioritized.

Programs that help families living in trailers are very important, as most families in my community live in very old trailers. This makes dealing with poor air quality, storms, and heat very difficult, as it is not a very strong or safe home. I ask that programs that assist with rehabilitation, replacement, and financial aid for these families be given priority. In general, a program that helps low-income families with rent is very important.

Additionally, the development of infrastructure that improves the quality of life in communities also ensures that the necessary infrastructure exists to build affordable housing for future generations. In my community, for example, the lack of water and energy infrastructure significantly affects working families, children, and the elderly.

Finally, in the implementation process, I would like to see a clear plan with a clear timeline on how and when all these important programs will be implemented and that all of this is done in collaboration with us. Thank you for your attention and consideration.

AFFIDAVIT OF PUBLICATION

Cindy Fernandez
Riverside County-Board Of Sup.
4080 Lemon St
Riverside CA 92501-3609

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

06/30/2024

and that the fees charged are legal.
Sworn to and subscribed before on 06/30/2024

Jelly Horvath

Legal Clerk

Michelle Jula

Notary, State of WI, County of Brown
3-727

My commission expires

Publication Cost:	\$213.00	
Tax Amount:	\$0.00	
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Order No:	10326195	# of Copies:
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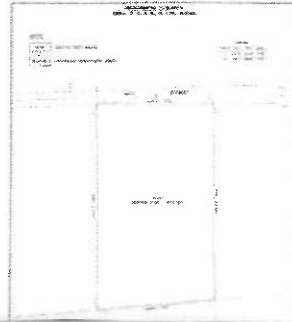
KAITLYN FELTY
Notary Public
State of Wisconsin

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.5017
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 Hemet-San Jacinto District Zoning Plan Map No. 17, 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, Hemet San-Jacinto District, Map No. 17.110, Change of Zone Case No. 2100132" which map is made a part of this ordinance.

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

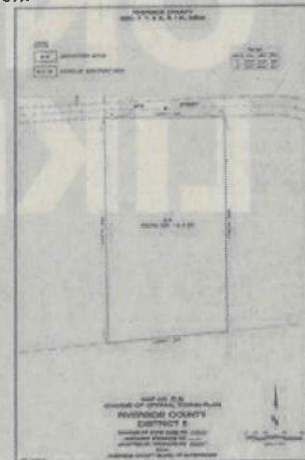


BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
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Section 2. This ordinance shall take effect thirty (30) days after its adoption.



Chuck Washington, Chair of the Board
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on June 25, 2024, 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
Pub: June 30, 2024

2024 JUL -9 AM 10:09



California
GANNETT

PO Box 631437 Cincinnati, OH 45263-1437

AFFIDAVIT OF PUBLICATION

Cindy Fernandez
Riverside County-Board Of Sup.
4080 Lemon St
Riverside CA 92501-3609

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

06/30/2024

and that the fees charged are legal.
Sworn to and subscribed before on 06/30/2024

[Signature]

Legal Clerk

[Signature]

Notary, State of WI, County of Brown

3-7-27

My commission expires

Publication Cost:	\$208.74	
Tax Amount:	\$0.00	
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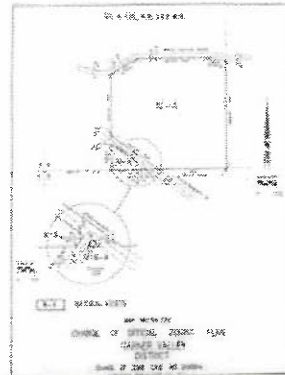
KAITLYN FELTY
Notary Public
State of Wisconsin

**BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.5020
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 Garner Valley District Zoning Plan Map No. 64, 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, Garner Valley District, Map No. 64.004, Change of Zone Case No. 2100014" which map is made a part of this ordinance.

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

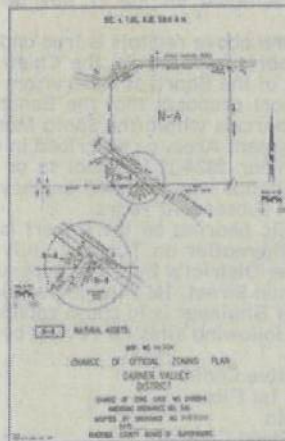


**BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.5020
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Chuck Washington, Chair of the Board
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on June 25, 2024, the foregoing 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

Pub: June 30, 2024

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

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

.....

Account Number: 5209148

Ad Order Number: 0011678208

Customer's Reference PE - Ordinance No. 348.5017
/ PO Number:

Publication: The Press-Enterprise

Publication Dates: 06/30/2024

Amount: \$1,036.00

Payment Amount: \$0.00

Invoice Text: BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
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ABSENT: None

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

Published The Press-Enterprise 6/30/2024

The Press-Enterprise

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5209148

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

Publication: The Press-Enterprise

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Ad Desc: PE - Ordinance No. 348.5017

FILE NO. PE - Ordinance No. 348.5017

PROOF OF PUBLICATION

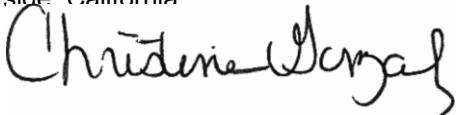
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper 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:

06/30/2024

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

Date: June 30, 2024.

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

Legal No. **0011678208**

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

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RIVERSIDE COUNTY
SEC. 7, T. 3 S., R. 1 W., S.B.M.

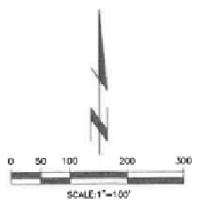
LEGEND:

- M-M MANUFACTURING MEDIUM
- W-2-20 CONTROLLED DEVELOPMENT AREAS

CURVE TABLE			
CURVE #	DEG.	RADIUS	LENGTH
C1	274°10'	1221.00'	78.62'
C2	122°31'	2390.00'	38.15'



MAP NO. 17.110
CHANGE OF OFFICIAL ZONING PLAN
RIVERSIDE COUNTY
DISTRICT 5
CHANGE OF ZONE CASE NO. 2100132
AMENDING ORDINANCE NO. _____
ADOPTED BY ORDINANCE NO. 348.5017
Date: _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS



APN: 424-610-608

Chuck Washington, Chair of the Board

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NAYS: None
ABSENT: None

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

Published The Press-Enterprise 6/30/2024

The Press-Enterprise

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951-368-9018 FAX

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

.....

Account Number: 5209148

Ad Order Number: 0011678215

Customer's Reference PE - Ordinance No. 348.5020
/ PO Number:

Publication: The Press-Enterprise

Publication Dates: 06/30/2024

Amount: \$1,015.60

Payment Amount: \$0.00

Invoice Text: BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
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Published The Press-Enterprise 6/30/2024

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Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: PE - Ordinance No. 348.5020

FILE NO. PE - Ordinance No. 348.5020

PROOF OF PUBLICATION

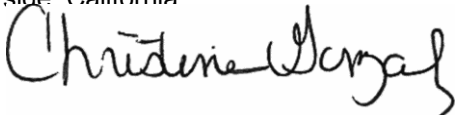
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06/30/2024

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Date: June 30, 2024.

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

Legal No. **0011678215**

Ad Copy:

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NAYS: None
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Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

Published The Press-Enterprise 6/30/2024