

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

336 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 18, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 709 - **(ENTITLEMENT/POLICY AMENDMENT)** Applicant: United Metro LP - Engineer / Representative: Craig Heaps - Second Supervisorial District - Pedley Zoning District - Jurupa Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) and Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) - Location: Northerly of Limonite Avenue and easterly of Pedley Road - 14.9 Gross Acres - Zoning: Light Agriculture: One Acre Minimum (A-1-1) and General Commercial (C-1/C-P) - **REQUEST:** To amend the existing Riverside County General Plan Land Use Designation from community Development: Commercial Retail (CD:CR) (0.20.-0.35 Floor Area Ratio) and Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to Community Development: Highest Density Residential (CD:HHDR) (20+ Dwelling Units per Acre) for a 14.9 gross acre site.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application,

Ron Goldman
Planning Director

RG:nt

REVIEWED BY EXECUTIVE OFFICE

DATE 8/20/08
Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second

Agenda Number:

15.1

the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy GPA, under Section 2.4.

Additionally, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

RECOMMENDED MOTION:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 709. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

Agenda Item No.:
Area Plan: Jurupa
Zoning District: Pedley
Supervisorial District: Second
Project Planner: Christian Hinojosa
Planning Commission: July 23, 2008

General Plan Amendment No. 709
Applicant: United Metro LP
Engineer/Rep.: Craig Heaps

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADENDUM STAFF REPORT

PLANNING COMMISSION DIRECTION TO THE BOARD OF SUPERVISORS:

The following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

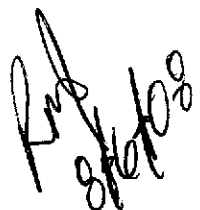
Commissioner John Roth: No comments

Commissioner John Snell: Believes that only senior citizens should go into the proposed development and that staff should ensure that there are no large impacts on the existing neighborhood.

Commissioner John Petty: Absent

Commissioner Jim Porras: No comments

Commissioner Jan Zappardo: No comments



Agenda Item No.: 6.8
Area Plan: Jurupa
Zoning District: Pedley
Supervisory District: Second
Project Planner: Christian Hinojosa
Planning Commission: July 23, 2008

General Plan Amendment No. 709
Applicant: United Metro LP
Engineer/Rep.: Craig Heaps

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 709 proposes to amend the existing Riverside County General Plan Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) and Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to Community Development: Highest Density Residential (CD: HHDR) (20+ Dwelling Units per Acre) for a 14.9 gross acre site.

The proposed Amendment is located in the Community of Pedley of the Jurupa Area Plan of Western Riverside County; more specifically, northerly of Limonite Avenue and easterly of Pedley Road.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy GPA, under Section 2.4.

Additionally, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

REQUIRED FINDINGS:

RMH
7-3-08

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 709 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that two required findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two required findings are:

a. The proposed change does not involve a change in or conflict with:

- (1) The Riverside County Vision;
- (2) Any General Plan Principle; or
- (3) Any Foundation Component designation in the General Plan.

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

The additional findings, only one of which need be made include:

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

First Required Finding: The first required finding explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not conflict with:

- (1) The Riverside County Vision. It is reasonable to assume that a Highest Density Residential land use designation for parcels in question will achieve the future vision of the General Plan. It is possible to make this finding.
- (2) Any General Plan Principle. Given staffs review it is possible that the proposed designation could satisfy each of the General Plan Principals and Policies.
- (3) Any Foundation Component designation in the General Plan. The project designation would be within the same Foundation. Thus, the proposed Amendment is consistent with the Community Development Foundation.

Second Required Finding: The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The Housing Element of the General Plan recognizes that "housing policies must be responsive to the special housing needs of person who cannot afford market-rate housing, such as those of persons with disabilities, elderly, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter." The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

Third Required Finding: In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made. The appropriate additional finding for the proposed Amendment is "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." As previously stated, the proposed Amendment can meet the housing goals of the Riverside County Vision by accommodating the anticipated maturation in the community and by providing special housing needs to persons who cannot afford market-rate housing, such as the elderly. This finding can be made for the proposed Amendment.

PLANNING COMMISSION DIRECTION TO THE BOARD OF SUPERVISORS:

(To be filled out in the Addendum Staff Report after the Planning Commission provides input and recommendations)

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Vacant |
| 2. Surrounding Land Use (Ex. #1): | Vacant to the north, commercial to the south, single-family residence and vacant to the east, and commercial and single-family residence to the west. |
| 3. Existing Zoning (Ex. #2): | Light Agriculture 1 acre minimum (A-1-1) and General Commercial (C-1/C-P) |
| 4. Surrounding Zoning (Ex. #2): | Light Agriculture 1 acre minimum (A-1-1) to the north, General Commercial (C-1/C-P) and Manufacturing – Service Commercial (M-SC) to the south, Residential Agricultural (R-A) and Commercial Office (C-O) to the east, and Light Agriculture 1 acre minimum (A-1-1) and General Commercial (C-1/C-P) to the west. |

- | | |
|------------------------------------|---|
| 5. General Plan Land Use (Ex. #6): | <u>Existing:</u> Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) and Community Development: Low Density Residential (CD: LDR) (1/2 Acre minimum)
<u>Proposed:</u> Community Development: Highest Density Residential (CD: HHDR) (20+ Dwelling Units per Acre) |
| 6. Project Data: | Total Acreage: 14.9 Gross |
| 7. Environmental Concerns: | Not applicable at this time |

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 709. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A City Sphere of Influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. A County fault zone;
 - d. An Agriculture Preserve;
 - e. An area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - f. General Plan overlay area; or
 - g. The SKR Fee Area (Ordinance No. 663.10)
3. The project site is located within:
 - a. An MSHCP Fee area (Ordinance No. 810);
 - b. A Development Impact Fee area (Ordinance No. 659);
 - c. A West T.U.M.F. Fee area (Ordinance No. 824);
 - d. The Jurupa Unified School District;
 - e. Paleontological High Sensitivity (High A);
 - f. A County Service Area (CSA No. 152);
 - b. An Airport Influence Area (Riverside Municipal Compatibility Zone E);
 - c. A Redevelopment Area (Pedley);
 - d. Equestrian Sphere Policy Area;
 - a. Circulation Element Right-Of-Way;
 - b. An Area Susceptible to Subsidence; and
 - e. Liquefaction Potential (High)
4. The subject site is currently designated as Assessor's Parcel Number 165-200-001, 165-200-008, 165-200-009, 165-200-010.

Supervisor Tavaglione
District 2

Date Drawn: 6/25/08

GPA00709

VICINITY MAP

Planner: Christan Hinojosa
Date: 7/23/08

VICINITY MAP



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Zone
District: Pedley
Township/Range: T2SR6W
Section : 23

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 165-20
Thomas
Bros. Pg. 684 E5



DEVELOPMENT OPPORTUNITY



District
 Plan: Pedley
 Township/Range: T2SR6W
 Section: 23

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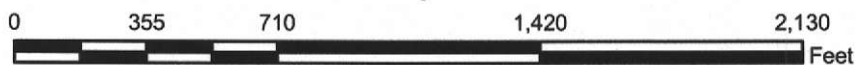


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tlma.co.riverside.ca.us/index.html>.
http://www4.rctlma.org/plan/exhibits/gpa/gpa01003/gpa01003_qp.pdf

Zone
 District: Pedley
 Township/Range: T2SR6W
 Section: 23

RIVERSIDE COUNTY PLANNING DEPARTMENT

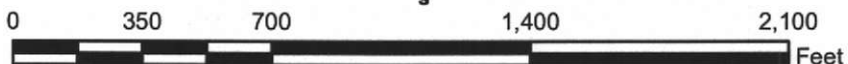
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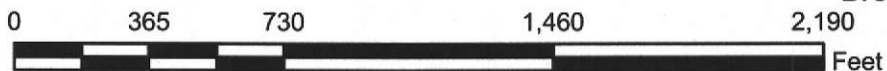
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Zone
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Supervisor Tavaglione
District 2

Date Drawn: 6/25/08

GPA00709

POLICY AREAS

Planner: Christan Hinojosa
Date: 7/23/08

Exhibit 8



THE COUNTY OF RIVERSIDE HAS CONDUCTED A VISUAL QUALITY ANALYSIS (VQA) FOR THE PROPOSED POLICY AREAS. THE VQA PROVIDES NEW LAND USE DESIGNATIONS FOR UNINCORPORATED RIVERSIDE COUNTY PARCELS. THE NEW GENERAL PLAN MAY CONTAIN DIFFERENT TYPES OF LAND USE THAN IS PROVIDED FOR UNDER EXISTING ZONING. FOR FURTHER INFORMATION, PLEASE CONTACT THE RIVERSIDE COUNTY PLANNING DEPARTMENT OFFICE IN RIVERSIDE AT (951) 769-0000, OR IN PALMDALE AT (818) 865-5277 OR WEBSITE AT (951) 769-0000. WWW.CO.RIVERSIDE.CA.US/PLANNING/PLN.

Zone
District: Pedley
Township/Range: T2SR6W
Section : 23

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