

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

518B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 20, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 805 – (ENTITLEMENT / POLICY AMENDMENT) – Applicant: American Pacific Homes – Engineer / Representative: T&B Planning / Geoff Scott - Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Low Density Residential (CD-LDR) Community Development: Medium Density Residential (CD-MDR) Community Development: High Density Residential (CD-HDR) Community Development: Very High Density Residential (CD-VHDR) Community Development: Commercial Retail (CD-CR) Community Development: Public Facilities (CD-PF) Open Space: Open-Space Recreational (OS-OS-R) and Open-Space: Conservation (OS-C) – Location: Northerly of SH-60, southerly of the San Bernardino County line, easterly of Armstrong Road, and westerly of Rubidoux Boulevard – 909.4 Gross Acres - Zoning: Manufacturing – Medium (M-M) One Family Dwelling (R-1) and Light Agriculture (A-1) to the south, Light Agriculture (A-1), Residential Agriculture (R-A), Open Area Combining Zone-Residential Developments (R-5), Manufacturing - Medium (M-M), and Specific Plan Zone (SP Zone) to the east, Manufacturing – Heavy (M-H), Light Agriculture (A-1), One Family Dwelling (R-1), and Specific Plan Zone (SP Zone) to the west - **REQUEST:** proposes to amend the existing Riverside County General Plan Land Use Designation to include additional area (23.0 gross acres) that was not included within the original Specific Plan No. 243, and to accommodate changes in land use in existing planning areas for an approximately 909.4 gross acre site.

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. 805. 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.

Ron Goldman
Planning Director

Damian Meins for
Assistant Planning Director

RG:nt

REVIEWED BY EXECUTIVE OFFICE

DATE 8/20/08

Tina Grande
Departmental Conference

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

Prev. Agn. Ref.

District: Second

Agenda Number:

15.1

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.

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

General Plan Amendment No. 805
Applicant: American Pacific Homes
Engineer/Rep.: T&B Planning / Geoff Scott

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: Not in attendance due to conflict of interest

Commissioner John Petty: Absent

Commissioner Jim Porras: Move forward

Commissioner Jan Zappardo: No comments

RA
8/6/08

- | | |
|------------------------------------|---|
| 3. Existing Zoning (Ex. #2): | Specific Plan Zone (SP Zone) |
| 4. Surrounding Zoning (Ex. #2): | Manufacturing – Medium (M-M), One Family Dwelling (R-1), and Light Agriculture (A-1) to the south, Light Agriculture (A-1), Residential Agriculture (R-A), Open Area Combining Zone-Residential Developments (R-5), Manufacturing – Medium (M-M), and Specific Plan Zone (SP Zone) to the east, Manufacturing – Heavy (M-H), Light Agriculture (A-1), One Family Dwelling (R-1), and Specific Plan Zone (SP Zone) to the west. |
| 5. General Plan Land Use (Ex. #5): | <u>Existing</u> : Community Development: Low Density Residential (CD: LDR), Community Development: Medium Density Residential (CD: MDR), Community Development: High Density Residential (CD: HDR), Community Development: Very High Density Residential (CD: VHDR), Community Development: Commercial Retail (CD: CR), Community Development: Public Facilities (CD: PF), Open Space: Open-Space Recreational (OS: OS-R), and Open-Space: Conservation. (OS: C)
<u>Proposed</u> : Specific Plan |
| 6. Project Data: | Total Acreage: 909.4 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. 805. 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. An Airport Influence Area;
 - g. A Redevelopment Area;
 - h. General Plan overlay area; or
 - i. The SKR Fee Area (Ordinance No. 663.10)

Agenda Item No.: 6.9
Area Plan: Jurupa
Zoning District: Rubidoux
Supervisory District: Second
Project Planner: Christian Hinojosa
Planning Commission: July 23, 2008

General Plan Amendment No. 805
Applicant: American Pacific Homes
Engineer/Rep.: T&B Planning / Geoff Scott

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 805 proposes to amend the existing Riverside County General Plan Land Use Designation to include additional area (23.0 gross acres) that was not included within the original Specific Plan No. 243, and to accommodate changes in land use in existing planning areas for an approximately 909.4 gross acre site.

The proposed Amendment is located in the Communities of Belltown, Rubidoux, and Sunnyslope of the Jurupa Area Plan of Western Riverside County; more specifically, northerly of SH-60, southerly of the San Bernardino County line, easterly of Armstrong Road, and westerly of Rubidoux Boulevard.

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:

Handwritten signature and date:
7-23-08

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. 805 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. The Specific Plan meets the housing goals of the Riverside County Vision by providing a diversity of housing product styles and mixed-use development. It is possible to make this finding.

(2) Any General Plan Principle. Given staffs review and the extreme flexibility a Specific Plan affords, 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 Land Use Element of the General Plan encourages a "balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments." The land use plan accommodates a variety of housing types, from single-family residential dwellings to urban apartments. The proposed Amendment provides a diversity of housing product styles along with open-space recreation, public facilities, mixed-use, and light industrial land uses creating employment opportunities, reducing commute times, and providing shopping opportunities and other services for the Rio Vista residents and the surrounding community. 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 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. The Rio Vista Specific Plan Amendment No. 1, eliminates the land designations of Low Density Residential and Commercial and adds the land use designations of mixed-use and light industrial thereby creating employment opportunities to the Rio Vista residents and the surrounding community. The Land Use Element of the General Plan "acknowledges gainful employment as one of the most basic individual needs and value a growing and diversified job base within which our residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of our economy." 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): | San Bernardino County line to the north, State Highway 60, single-family residence, and vacant to the south, industrial uses and vacant to the east, and single-family residence, vacant, and the Ormand Quarry to the west. |

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 Low and High Sensitivity (High A);
 - f. A County Service Area (CSA No. 152);
 - g. Circulation Element Right-Of-Way;
 - h. An Area Susceptible to Subsidence; and
 - b. Liquefaction Potential (Moderate)

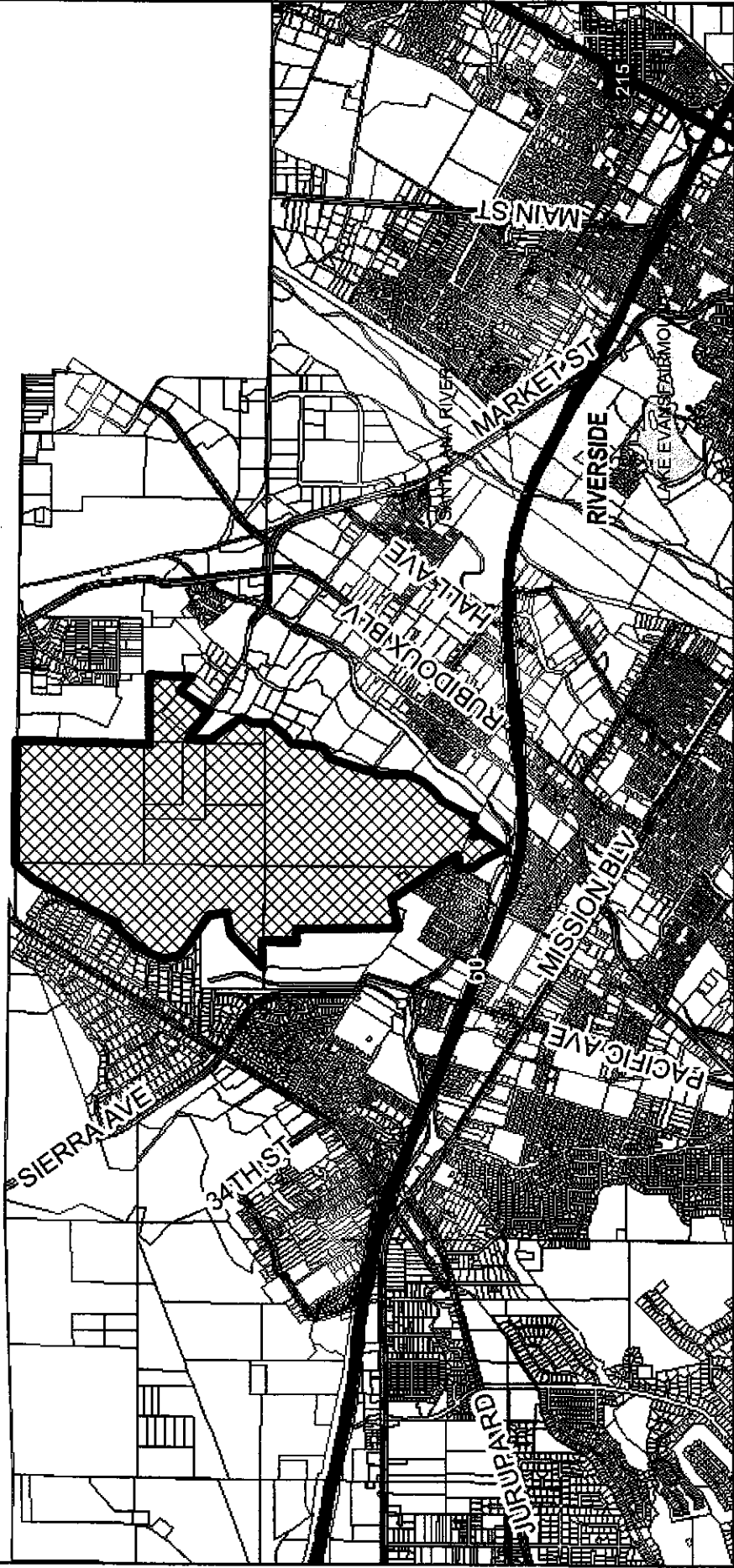
3. The subject site is currently designated as Assessor's Parcel Number 175-080-010, 175-090-001, 175-090-002, 175-090-003, 175-090-004, 175-090-005, 175-160-001, 175-160-005, 175-160-007, 177-030-012, 177-030-014, 177-040-002, 177-040-008.

GPA00805
VICINITY MAP

Planner: Christian Hinojosa
Date: 7/23/08
Vicinity Map

Supervisor Tavaglione
District 2
Date Drawn: 6/25/08

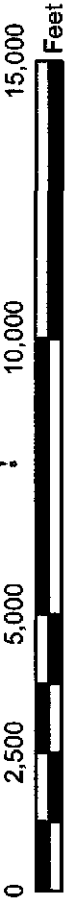
SAN BERNARDINO COUNTY



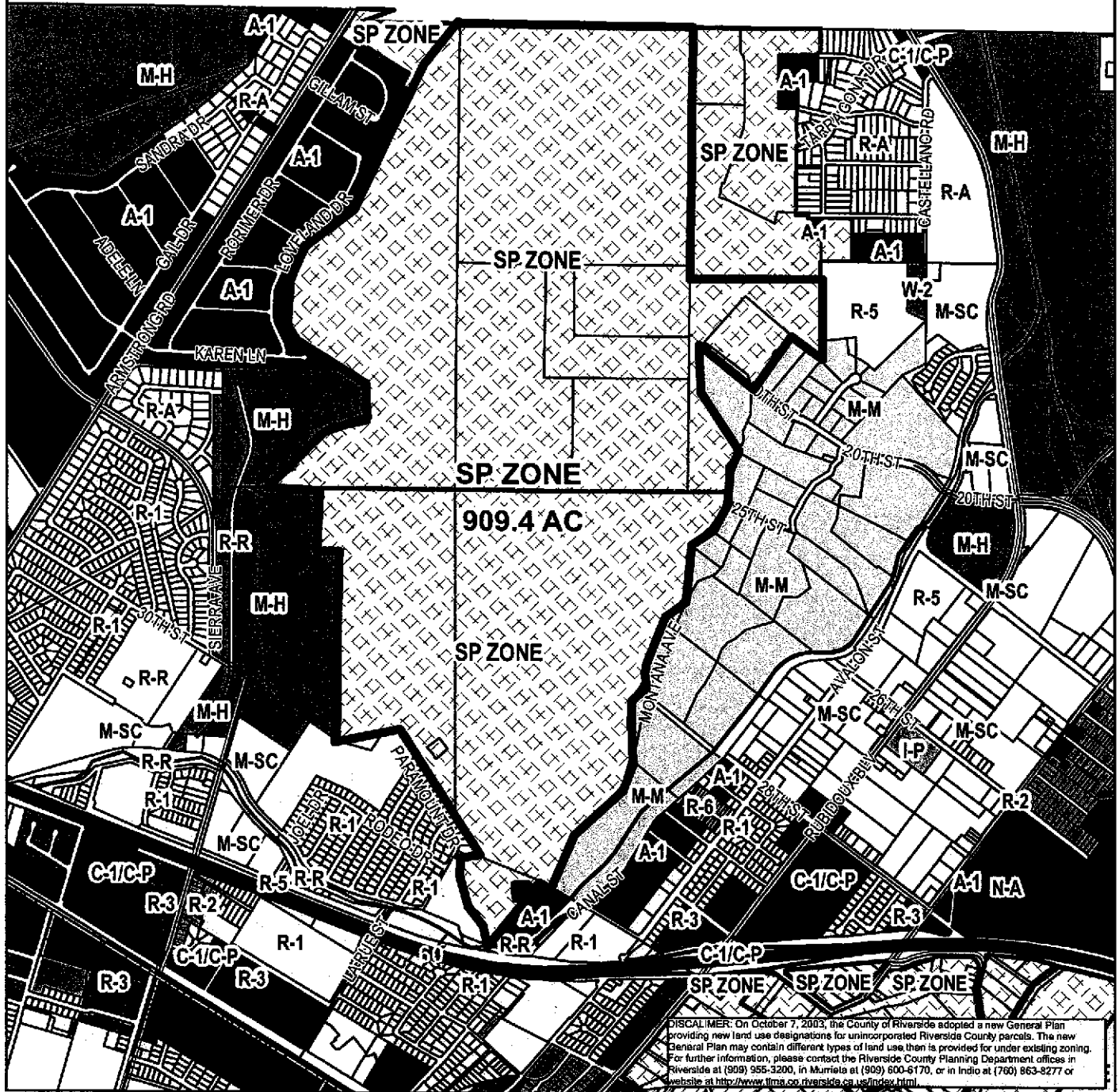
RIVERSIDE COUNTY PLANNING DEPARTMENT

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

District
Plan: Rubidoux
Township/Range: T2SR5W
Section: 3



SAN BERNARDINO COUNTY



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 (951) 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>.

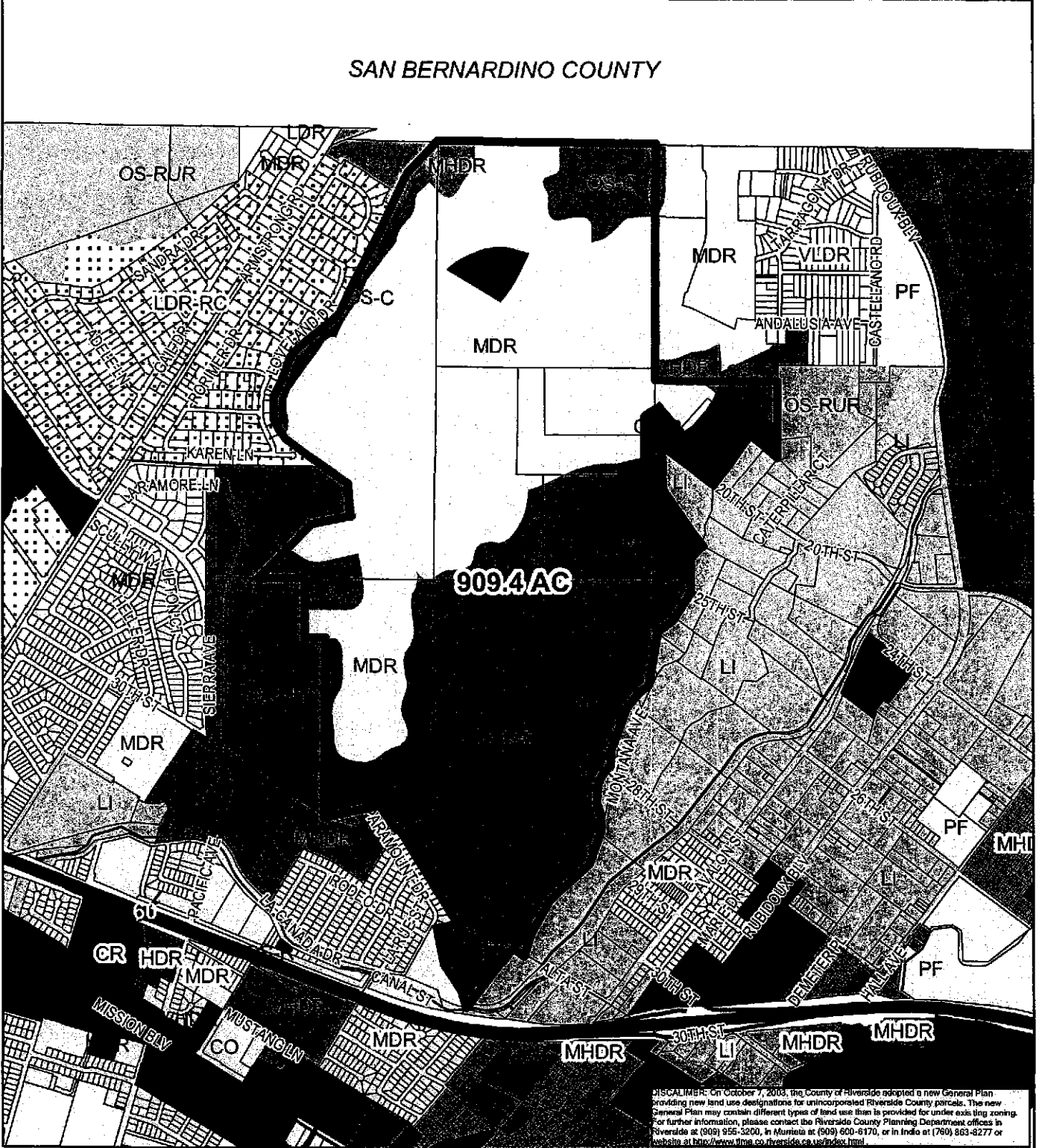
RIVERSIDE COUNTY PLANNING DEPARTMENT

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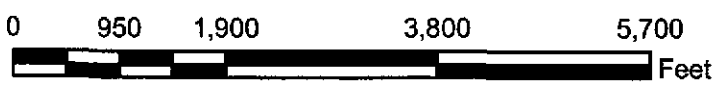
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RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Rubidoux
Township/Range: T2SR5W
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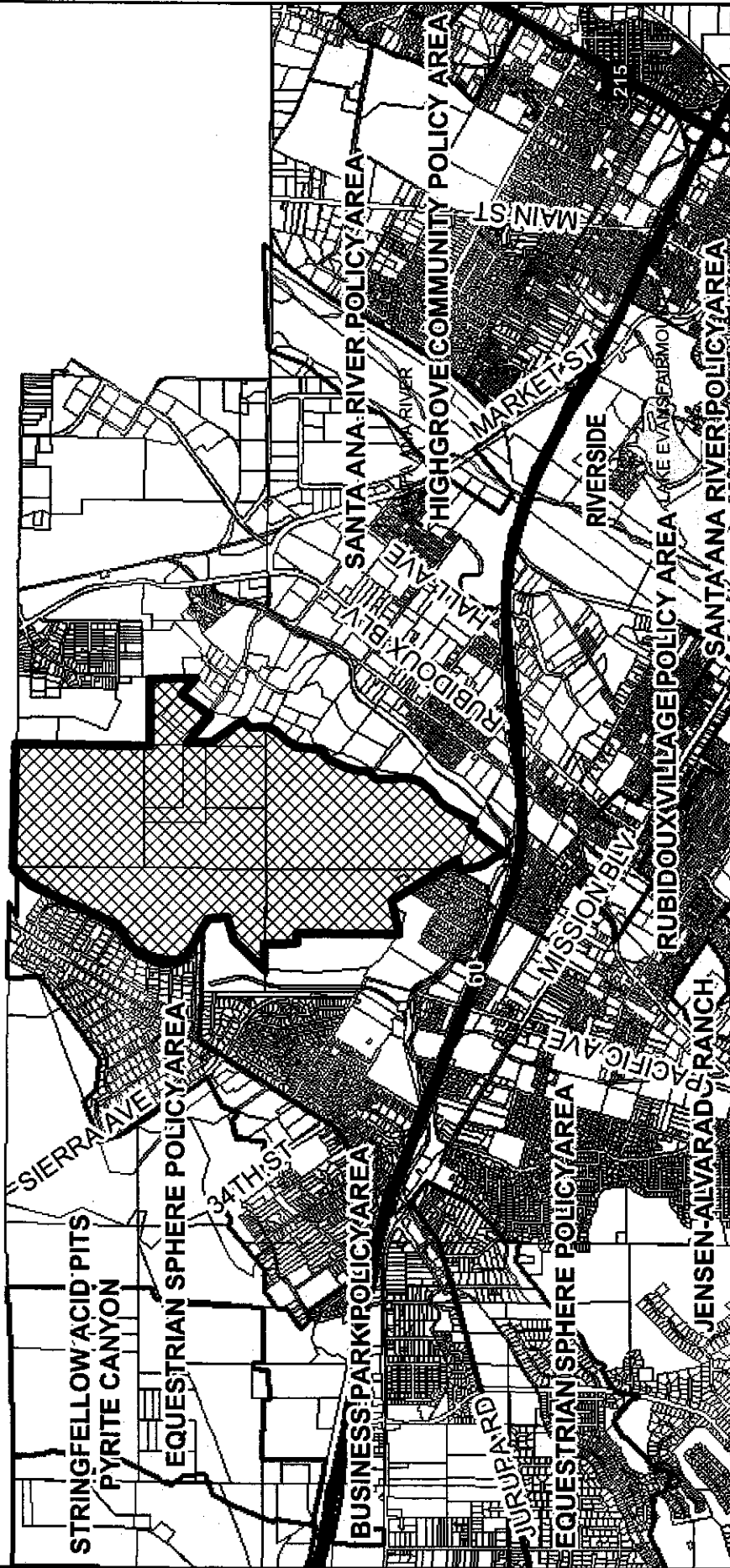


GPA00805 POLICY AREAS

Planner: Christian Hinojosa
Date: 7/23/08
Exhibit 8

Supervisor Tavaglione
District 2
Date Drawn: 6/25/08

SAN BERNARDINO COUNTY



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

District
Plan: Rubidoux
Township/Range: T2SR5W
Section: 3



ENTITLEMENT / POLICY AMENDMENT

Case No. GPA00805 Supervisorial District: Second Existing Zoning: Specific Plan Zone (SP Zone)

Area Plan: Jurupa Acreage: 909.4 Gross

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development and Open Space

Existing General Plan Land Use Designation: Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Very High Density Residential (VHDR), Commercial Retail (CR), Public Facilities (PF), Open-Space Recreational (OS-R), and Open-Space: Conservation. (OS: C)

Existing Policy Area(s) or Overlay(s): N/A

Existing Map(s) of Issue (cite GP figure # and page #): N/A

Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

PROPOSED GENERAL PLAN CHANGES (For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Community Development and Open Space

Proposed General Plan Land Use Designation: Specific Plan

Proposed Change to Policy Area or Overlay: N/A

Proposed Change to Map (cite GP map name): Jurupa Area Plan Land Use Plan

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		x	
Western Riverside County MSHCP Cell		x	
Agricultural Preserve		x	
Airport Compatibility Zone		x	
Flood Plain (Zone A – 100 Year)		x	
FLT Sand Source Area or FLT Preserve		x	
Fault Zone		x	
Faults within ½ Mile		x	
Liquefaction Potential; Subsidence	x		Moderate
High Fire Area		x	
Code Compliant		x	
MSHCP Conserved Land		x	
Access / Alternate Access Issues		x	
Water / Sewer Issues		x	
City Sphere of Influence		x	
Proposed Annexation/ Incorporation Area		x	
Other Issues* (see below)		x	
* OTHER ISSUES:			

<i>Item</i>	<i>Policy</i>	<i>Discussion</i>

ENTITLEMENT/POLICY FINDINGS (Check all that apply)

Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?*

Finding	Yes	No	Comment
The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.	X		See Staff Report
The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.	X		See Staff Report
Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.		X	
A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.		X	
An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.		X	
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.	X		See Staff Report
An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.		X	

* THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.

STAFF COMMENTS:

Department	Comments
Planning	See Staff Report
Transportation	N/A
EPD	N/A
Fire	N/A
Flood	N/A
Building and Safety	N/A
Geologist	N/A

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4959 Palo Verde St., Ste. B110
Montclair, CA 91763

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17542 East 17th Street, Suite 100
Tustin, CA 92780

Albert A Webb Associates
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Riverside, CA 92506