

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

514B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 21, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 859 – (Entitlement / Policy) – Applicant: United Strategies Inc. – Engineer / Representative: IW Consulting, Inc. - Second Supervisorial District – Glen Avon Zoning District – Jurupa Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) Location: Southerly of Union Street, easterly of Bain Street, and northerly of Bellegrave Avenue – 20.62 Gross Acres - Zoning: One – Family Dwellings (R-1) & Light Agriculture (A-1) - **REQUEST:** Proposes to amend the project site's existing General Plan Land Use Designation from Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio).

RECOMMENDED MOTION:

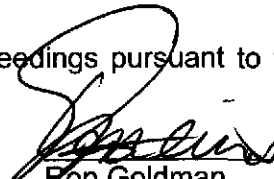
Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 859. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

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

Damian Meins for
Assistant Planning Director


Ron Goldman
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 8/21/08
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Second

Agenda Number:

15.4

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: Glen Avon
Supervisorial District: Second
Project Planner: Andrew Gonzalez
Planning Commission: July 23, 2008

General Plan Amendment No. 859
Applicant: United Strategies, Inc.
Engineer/Representative: IW Consulting, Inc.

**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 Snell: Include the remaining parcels along Union Street southeasterly of Bain Street and northerly of Van Buren Boulevard to Light Industrial except for the existing church site on the corner of Union Street and Bellegrave Avenue.

Commissioner John Roth: Concurred with John Snell

Commissioner John Petty: Absent

Commissioner Jim Porras: Concurred with John Snell

Commissioner Jan Zappardo: Concurred with John Snell

*Prof
8/22/08*

Agenda Item No.: 6.2
Area Plan: Jurupa
Zoning District: Glen Avon
Supervisorial District: Second
Project Planner: Andrew Gonzalez
Planning Commission: July 23, 2008

General Plan Amendment No. 859
Applicant: United Strategies, Inc.
Engineer/Representative: IW Consulting, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 859 proposes to the project site's existing General Plan Land Use Designation from Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio).

The proposed Amendment is located in the Glen Avon community of the Jurupa Area Plan; more specifically, southerly of Union Street, easterly of Bain Street, and northerly of Bellegrave Avenue.

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.

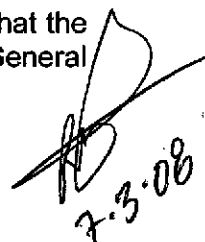
If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission 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:

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



Handwritten signature and date: 7-3-08

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. 859 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 Amendment does not conflict with:

(1) The Riverside County Vision: It is reasonable to assume that a Light Industrial Land Use Designation for the parcel in question will achieve the future vision of 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 Land Use Element of the General Plan argues that development should be clustered around community centers and that leapfrog development should be discouraged. The proposed Amendment is adjacent to the community of Mira Loma which is composed primarily of Industrial uses. The proposed Amendment is highly consistent with the existing General Plan Land Use designation and with the pattern of approved development adjacent to the site and along Bain Street and Van Buren Boulevard. 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 be consistent with the existing General Plan as Van Buren Boulevard and Bain Street have developed as industrial areas adjacent to Mira Loma which serves the Jurupa Area Plan as the primary Industrial Center. 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. General Plan Land Use (Ex. #6): | Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) |
| 2. Existing Zoning (Ex. #2): | One-Family Dwellings (R-1) & Light Agriculture (A-1) |
| 3. Surrounding Zoning (Ex. #2): | One-Family Dwellings (R-1), Residential Agriculture (R-A), & Light Agriculture (A-1) to the north, Manufacturing-Heavy – 5 Acre Minimum (M-H-5) to the west, Manufacturing-Service Commercial (M-SC), Watercourse, Watershed, & Conservation Areas (W-1), Rural Residential (R-R), and Scenic-Highway Commercial (C-P-S) to the south, and Scenic-Highway Commercial (C-P-S), Light Agriculture (A-1), & One-Family Dwellings (R-1) to |

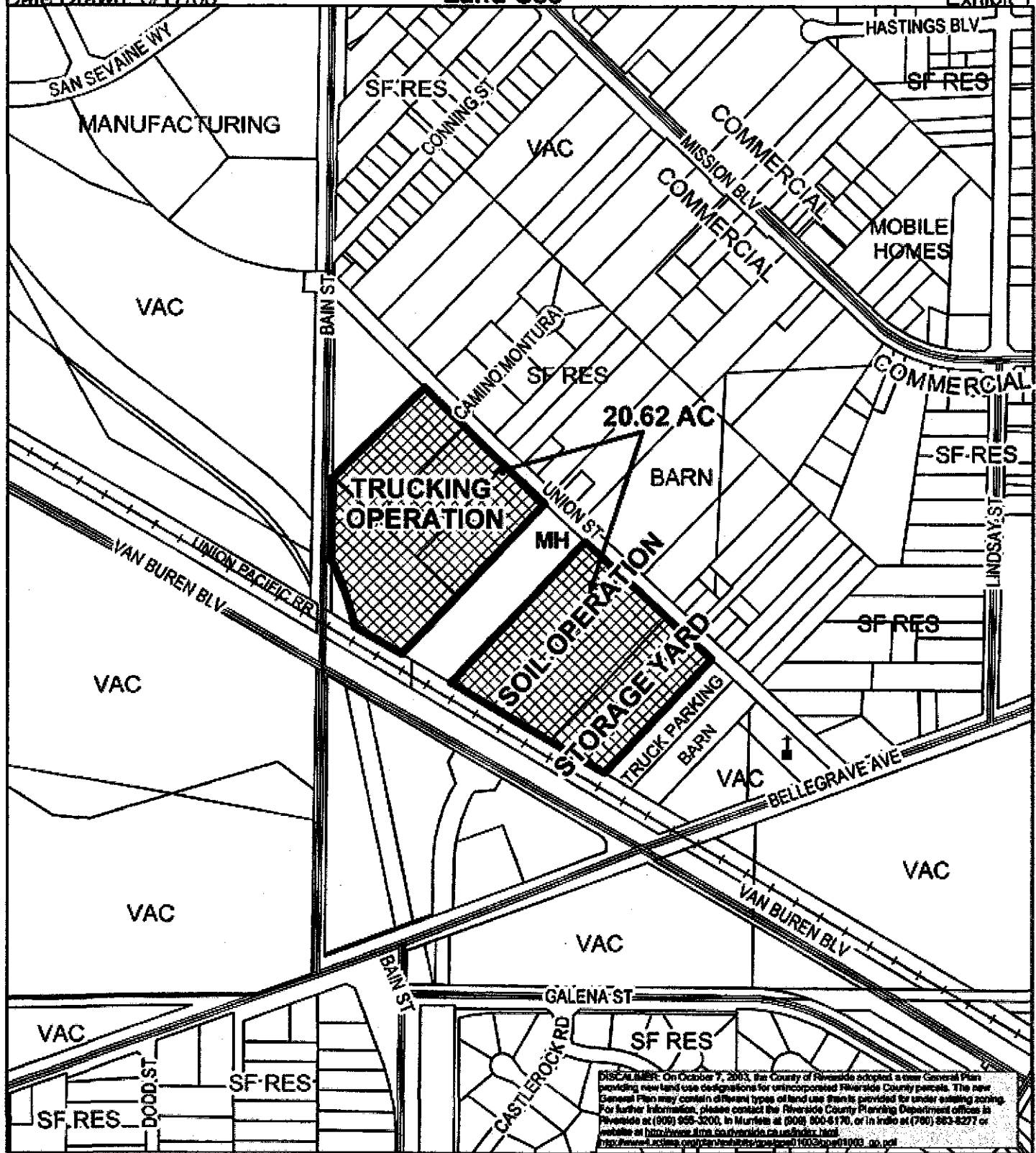
- 4. Existing Land Use (Ex. #1): the east
Trucking Operation, Top Soil Operation, & Contractors Storage Yard
- 5. Surrounding Land Use (Ex. #1): Vacant Land and Edison Sub Station to the west, scattered Single Family Residences to the north, Trucking Operations to the east, Union Pacific Rail Lines and Van Buren Boulevard to the south
- 6. Project Data: Total Acreage: 20.62 Gross

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. 859. 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 of sphere of influence;
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - c. Fringe Toed Lizard sand source area;
 - d. A high fire area;
 - e. A Flood Zone;
 - f. A Policy Area;
 - g. WRCMSHCP Criteria Cell;
 - h. The boundaries of a Redevelopment Area;
 - i. An Airport Influence Area;
 - j. An Area drainage plan area; or,
 - k. A dam inundation area.
- 3. The project site is located within:
 - a. The boundaries of the Jurupa Area Plan;
 - b. The Jurupa Area Recreation and Parks District;
 - c. An area of Low Paleontological potential;
 - d. An area susceptible to subsidence;
 - e. The boundaries of the Jurupa Unified School District; and,
 - f. An area of low liquefaction potential.
- 4. The subject site is currently designated as Assessor's Parcel Number 170-320-008 – 170-320-010, 170-320-012 – 170-320-014, & 170-320-018

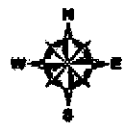


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 945-3200, in Murietta at (951) 944-8170, or in Indio at (760) 942-8271 or online at http://www.riverside.ca.gov/development/land_use/index.cfm

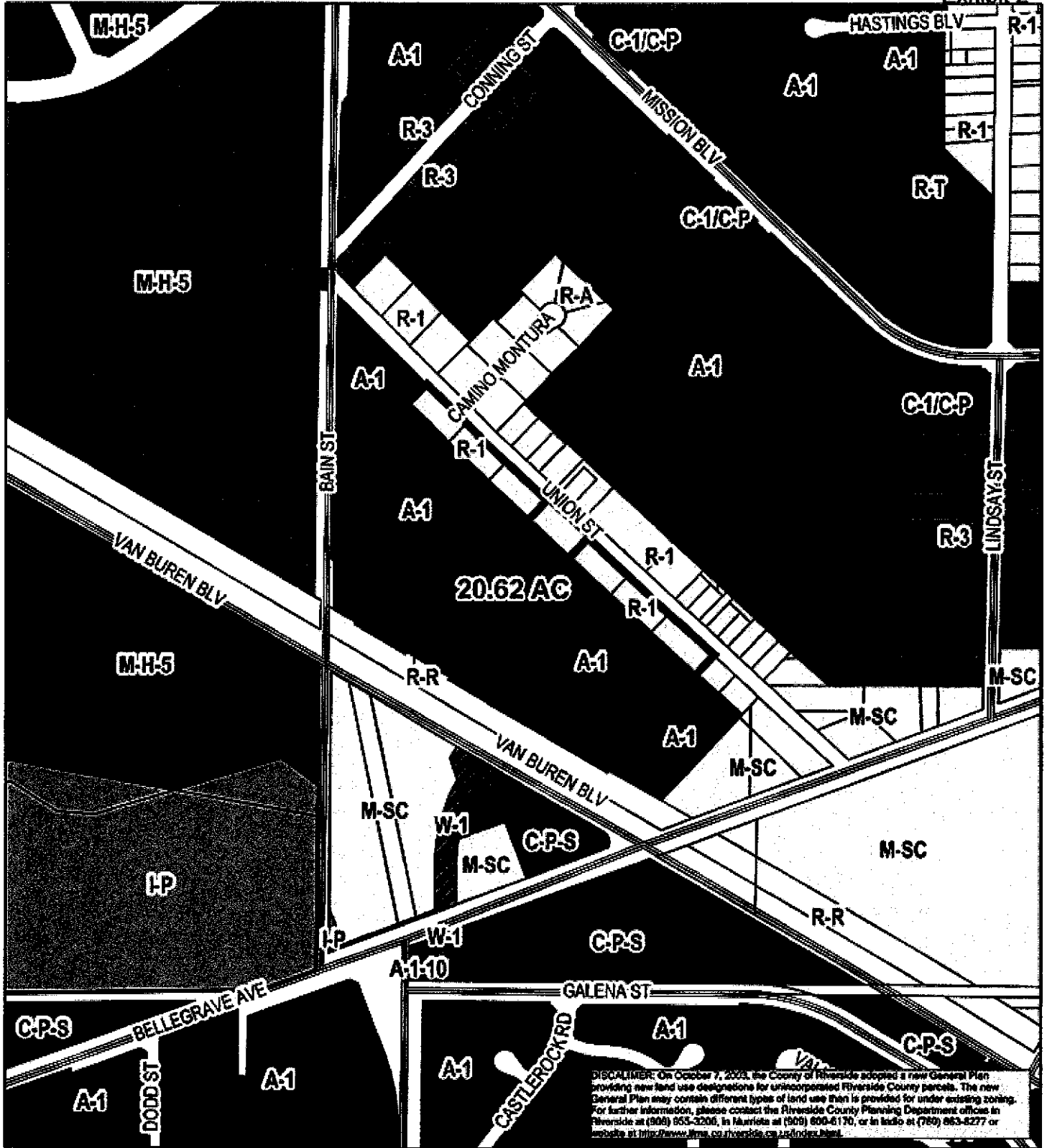
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Glen Avon
 Township/Range: T2SR6W
 Section: 10

Assessors
 Bk. Pg. 170-32
 Thomas
 Bros. Pg. 684 A1



GPA00859
EXISTING ZONING

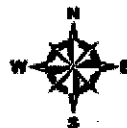


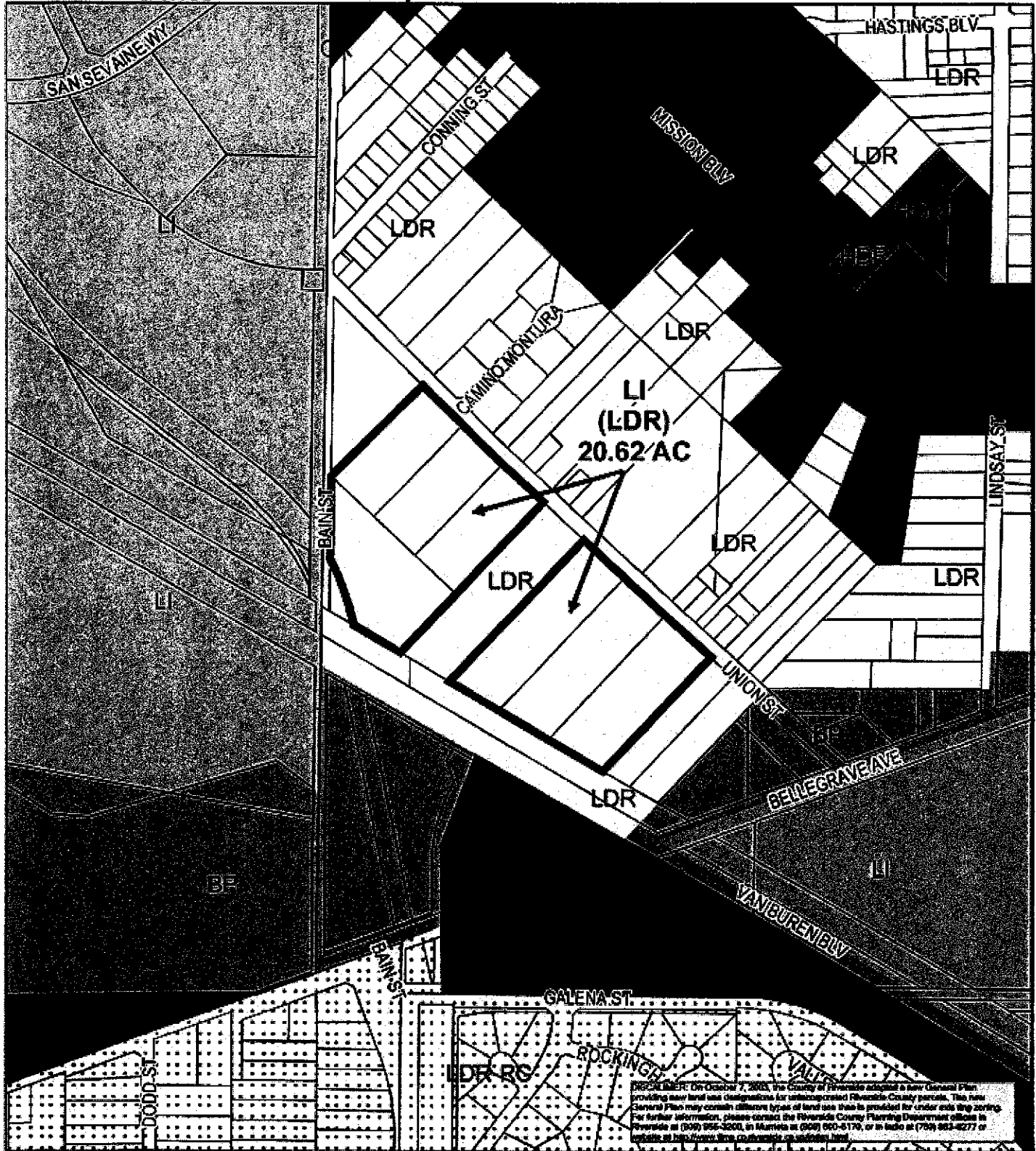
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Zone
 District: Glen Avon
 Township/Range: T2SR6W
 Section : 10

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
 Bk. Pg. 170-32
 Thomas
 Bros. Pg. 684 A1



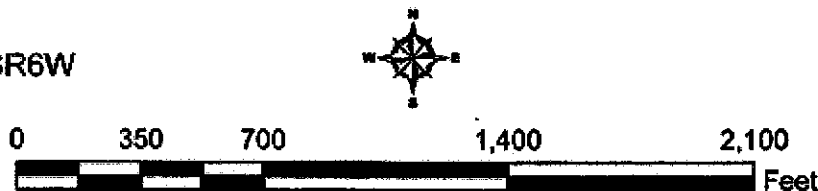


RESOLUTION: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. This new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (951) 960-5170, or in Indio at (760) 963-6277 or website at <http://www.livinc.org/planning.asp>

Zone
 District: Glen Avon
 Township/Range: T2SR6W
 Section : 10

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
 Bk.Pg. 170-32
 Thomas
 Bros. Pg. 684 A1



Supervisor Tavaglione

District 2

Date Drawn: 6/17/08

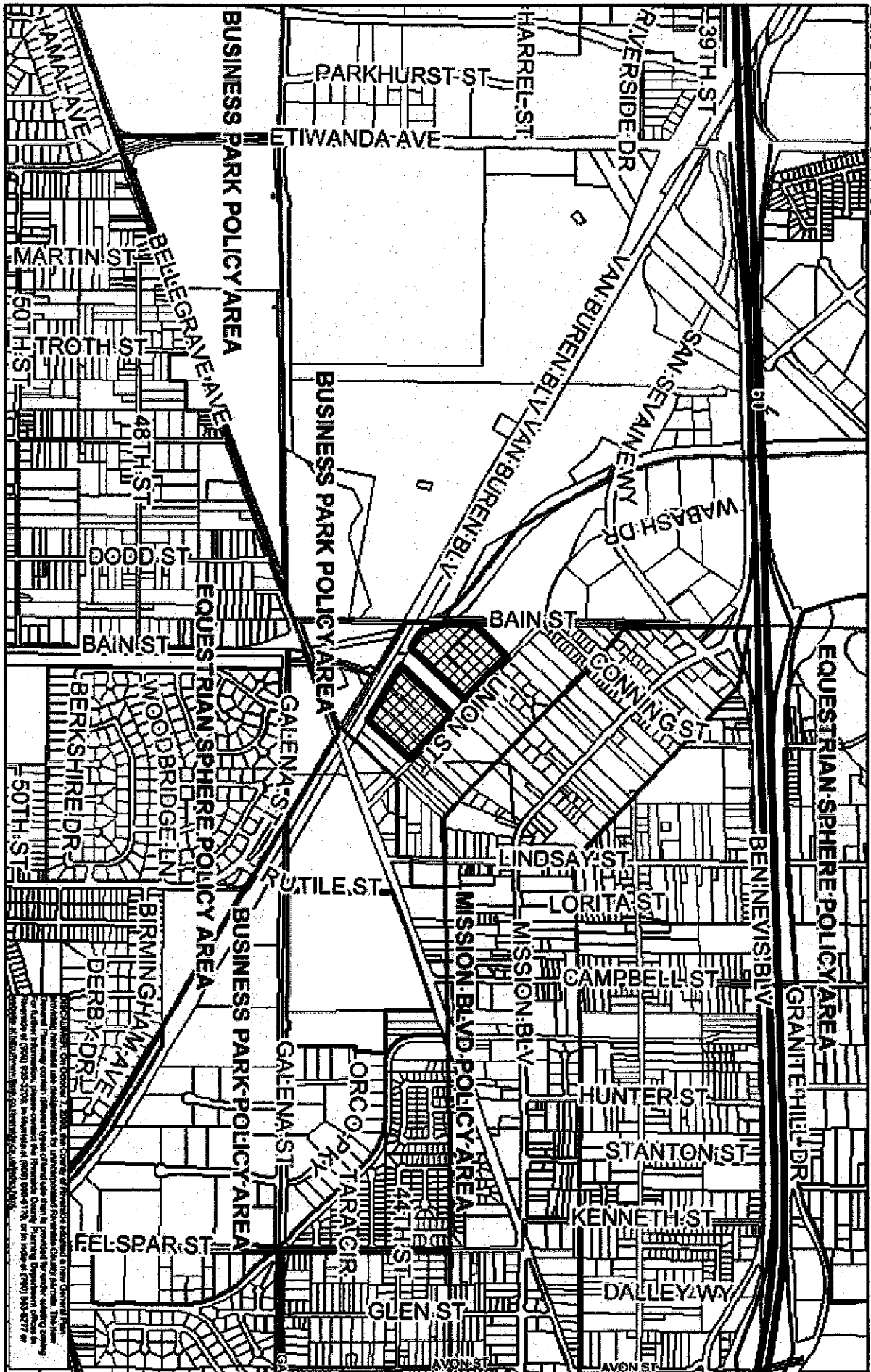
GPA00859

POLICY AREAS

Planner: Andrew Gonzalez

Date: 7/23/08

Exhibit 8



Zone
District: Glen Avon

Township/Range: T2SR6W
Section : 10

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 170-32

Thomas

Section : 10

0 1,700 3,400

6,800

10,200 Feet
Bros. Pg. 684 A1

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GPA00859
DEVELOPMENT OPPORTUNITY



District
Plan: Glen Avon
Township/Range: T2SR6W
Section: 10

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 170-32
Thomas
Bros. Pg. 684 A1



ENTITLEMENT / POLICY AMENDMENT

Case No. GPA859 Supervisorial District: Second Existing Zoning: One-Family Dwellings (R-1) and Light Agriculture (A-1)

Area Plan: Jurupa Area Plan Acreage: 20.62 Gross Acres

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development

Existing General Plan Land Use Designation: Low Density Residential (LDR)

Existing Policy Area(s) or Overlay(s): None

Existing Map(s) of Issue: NA

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

Proposed General Plan Land Use Designation: Light Industrial (LI)

Proposed Change to Policy Area or Overlay: N/A

Proposed Change to Map (cite GP map name): N/A

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

CHECK LIST

Affected by	Yes	No	Comments
Coacheila 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 1/2 Mile		X	
Liquefaction Potential; Subsidence	X		Low
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		See Staff Report
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	
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

**IW Consulting, Inc.
3544 University Avenue
Riverside, CA 92501**

**←Engineer/Representative
Applicant→
Owners
↓**

**United Strategies, Inc.
1902 Orange Tree Lane, STE. 200
Redlands, CA 92374**

**Don Galleano
4231 Wineville Road
Mira Loma, CA 91752**

**Fred Viramontes
11091 Mulberry Avenue
Fontana, CA 92337**

**Bruce Vanderhorst
5930 Natchez Road
Riverside, CA 92509**

**Ronnie Young
5465 Dodd Street
Mira Loma, CA 92752**