

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

546B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 8, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 879 – (Entitlement / Policy) – Applicant: Jean Jacques Vollen – Engineer / Representative: Joel Greer - First Supervisorial District – Glen Ivy and Temescal Zoning District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northerly of I-15 freeway, southerly of Temescal Canyon Road, easterly of Mayhew Road, and westerly of Indian Truck Trail – 64.5 Gross Acres - Zoning: Manufacturing Service Commercial (M-SC) - **REQUEST:** Proposing to amend the current General Plan Land Use Designation from Light Industrial (LI) (.25 to.60 Floor to Area Ratio) to Specific Plan (SP) inclusive of general commercial and commercial office uses. The General Plan Amendment also proposes to modify the Riverside County General Plan, more specifically the Temescal Canyon Area Plan Figure 3 to reflect the boundaries of and proposed land use designations of proposed Specific Plan No. 374.

RECOMMENDED MOTION:

Staff recommends that the above-referenced 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. 879. 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

Ron Goldman
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 9/9/08
Lina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: First

Agenda Number:

15.6

The Honorable Board of Supervisors
RE: GENERAL PLAN AMENDMENT NO. 879
September 8, 2008
Page 2 of 2

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 a 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: Temescal Canyon
Zoning Area: Glen Ivy and Temescal
Supervisorial District: First
Project Planner: Nicole Berumen
Planning Commission: August 20, 2008

GENERAL PLAN AMENDMENT NO. 879
Applicant: Jean Jacques Vollen
Engineer/Rep.: Joel Greer

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: Commissioner Roth stated that he does not want to see any residential land uses included within the proposed Specific Plan land uses. However, it was clarified that the proposed General Plan Amendment would not include any residential land uses. Therefore, Commissioner Roth had no objections.

Commissioner John Snell: No comments

Commissioner John Petty: No comments

Commissioner Jim Porras: No comments

Commissioner Jan Zappardo: No comments

ARR 9/4

Agenda Item No.: 0.4
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy and Temescal
Supervisory District: First
Project Planner: Nicole Berumen
Planning Commission: August 20, 2008

GENERAL PLAN AMENDMENT NO. 879
Applicant: Jean Jacques Vollen
Engineer/Rep.: Joel Greer

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 879 proposes to amend the current General Plan Land Use Designation from Light Industrial (LI) (.25 to .60 Floor to Area Ratio) to Specific Plan (SP) inclusive of general commercial and commercial office uses. The General Plan Amendment also proposes to modify the Riverside County General Plan, more specifically the Temescal Canyon Area Plan Figure 3 to reflect the boundaries of and proposed land use designations of proposed Specific Plan No. 374.

The project is located in the Temescal Canyon Area Plan of Western Riverside County; more specifically, northerly of I-15, southerly of Temescal Canyon Road, easterly of Mayhew Road, and westerly of Indian Truck Trail.

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 a noticed public hearing 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.

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(MS) for AR

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 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. 879 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 proposed amendment would contribute to the fulfillment of the "Balance" and "Employment" Fundamental Values stated in Chapter No. 2 entitled "Vision" of the General Plan.

The proposed General Plan Amendment would fulfill the "Balance" Fundamental Value within this area of the Temescal Canyon Area Plan because the land uses to the southwest of the proposed project on the other side of Interstate 15 (I-15) are primarily residential with minimal commercial or light industrial land uses. The proposed change from Light Industrial (LI) to Specific Plan similar in nature to Commercial Retail (CR) and Commercial Office (CO) would provide more balance amongst the land uses within the vicinity of the project.

The proposed General Plan Amendment would fulfill the "Employment" Fundamental Value within this area of the Temescal Canyon Area Plan because it will add commercial land uses within an area that is currently designated for light industrial uses. Commercial uses will create the potential for employment along Interstate 15 (I-15), a highly traveled corridor.

(2) Any General Plan Principle. Given Staff's review and the flexibility a Specific Plan affords, it is possible that the proposed Specific Plan that consists of commercial designations 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 proposed Specific Plan Land Use Designation which consists commercial uses would contribute to the fulfillment of the "Economic Development" goals outlined in Chapter 3 (Land Use) of the General Plan. The proposed General Plan Amendment would locate commercial uses within proximity to already established residential uses located to the southwest of the proposed site. The balance of commercial and residential uses provides for the possibility of jobs and revenue, via sales tax, therefore fulfilling the "Economic Development" goal identified in Chapter 3 of the General Plan.

In addition, 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." Currently, the site is designated as Community Development: Light Industrial (CD: LI) (0.25-0.60 floor area ratio). The General Plan amendment would allow for commercial land uses. The addition of the allowance for commercial uses within the site would provide for a more compatible land use with the surrounding residential uses.

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 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 commercial, industrial, office, tourism, and institutional sectors of our economy." This finding can be made for the proposed Amendment.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Light Industrial (CD: LI) (0.25-0.60 floor area ratio) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Light Industrial (CD: LI) (0.25-0.60 floor area ratio) to the west and south, Open Space: Conservation (OS: C), Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre), Community Development: Commercial Retail (CD:CR) (0.20-0.35 floor area ratio) to the north, and Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre), Open Space: Recreation (OS:R) to the south. |
| 3. Existing Zoning (Ex. #2): | Manufacturing Service Commercial (M-SC) |
| 4. Surrounding Zoning (Ex. #2): | Manufacturing Service Commercial (M-SC) to the south and west, Toscana Specific Plan No. 327 (SP327) Planning Area No. 22 & 17 to the north, and Sycamore Creek Specific Plan No. 256 (SP256) Planning Area No. 24D to the west. |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Vacant to the north, south, and east, Interstate 15 and single family residential to the west and south. |
| 7. Project Data: | Total Acreage: 64.5 |

RECOMMENDATIONS:

Staff recommends that the above-referenced 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. 879. 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.

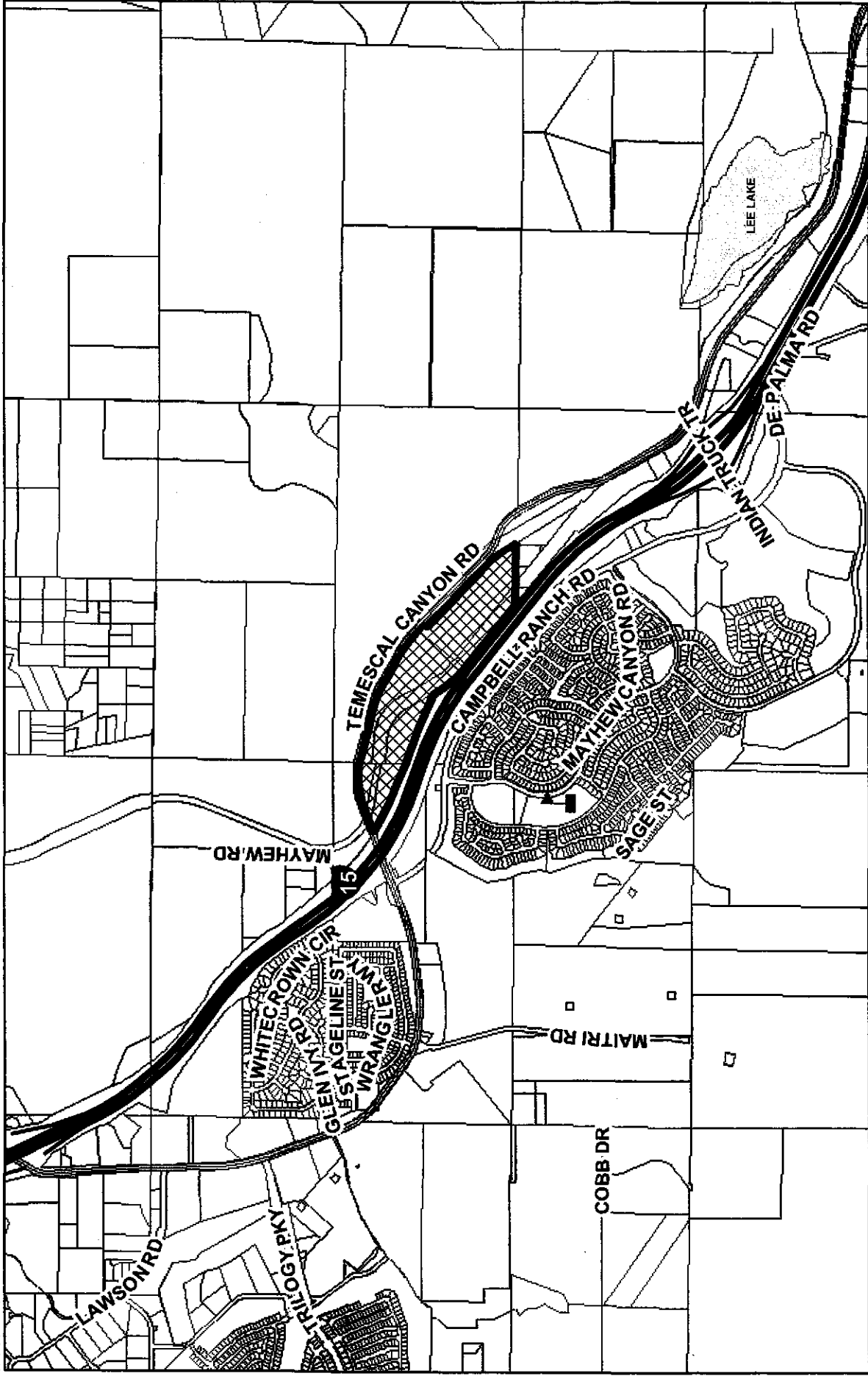
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Specific Plan;
 - b. A Redevelopment Area; or,
 - c. An Airport Influence Area.

3. The project site is located within:
 - a. The Community of Glen Ivy & Spanish Hills;
 - b. A MSHCP Cell Group I and Cell Nos. 3348, 3349, and 3350.
 - c. An Agricultural Preserve, Glen Ivy #1;
 - d. A 100 Year Flood Plain;
 - e. A ½ mile of a Riverside County fault in the Elsinore Fault zone;
 - f. The Ord. 633.1 Stephen's Kangaroo Rat Fee Area;
 - g. A High Fire Area; and,
 - h. The Ord. 655 Mount Palomar Lighting Influence Area, Zone B (43.94 miles).

4. The subject site is currently designated as Assessor's Parcel Numbers 290-080-012, 014, 015, 016, 017, 290-060-017, 019.

NB: Is
Y:\Planning Case Files-Riverside office\SP00374\GPIP\GPA879 Staff Report (8-20-08).doc
Date Prepared: 07/28/08
Date Revised: 7/29/08



Zone: Temescal
Area: Temescal
Township/Range: T5SR6W
Section: 1

RIVERSIDE COUNTY PLANNING DEPARTMENT

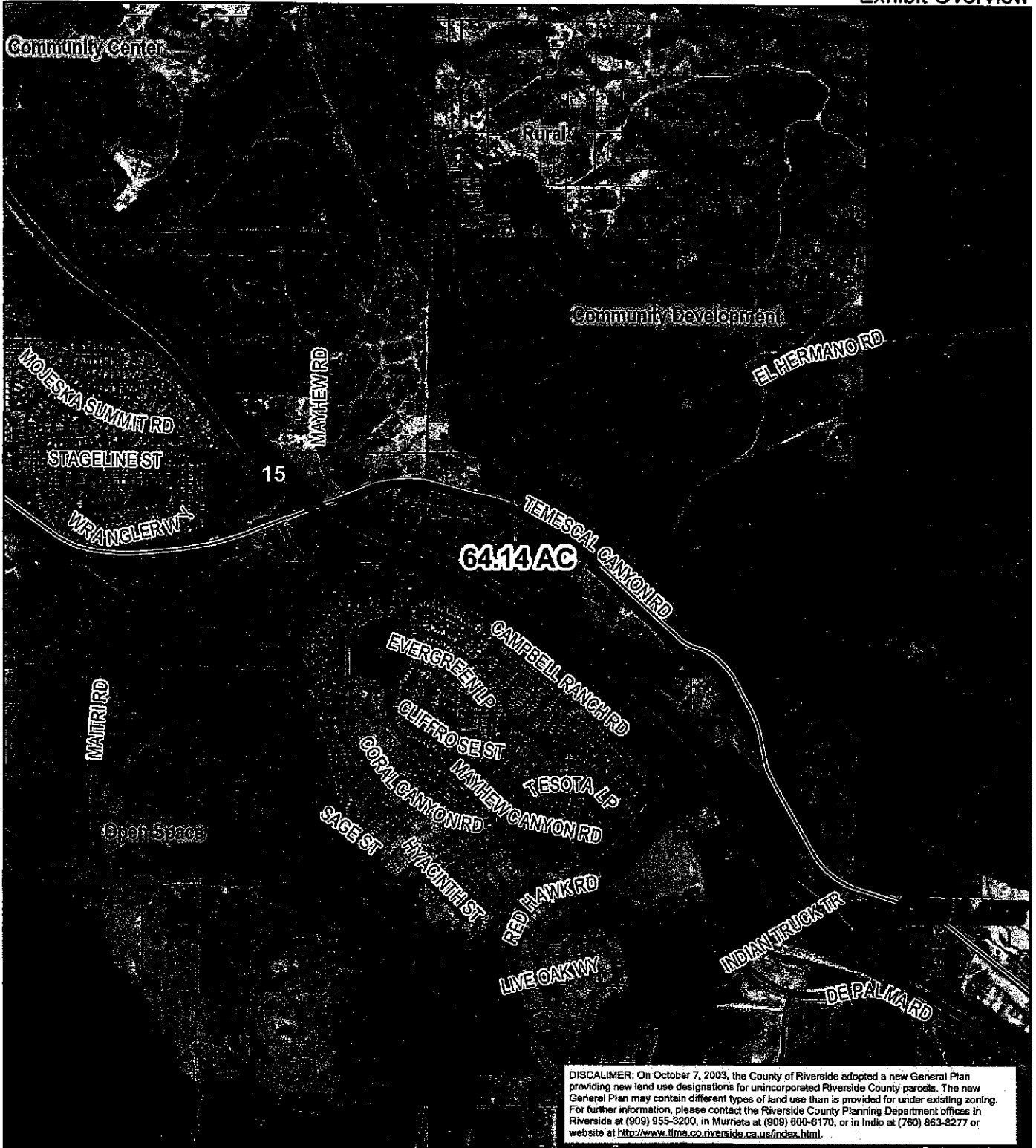
Assessors: Thomas
Bk. Pg. 290-08 & 06
804 G7

13,200 Bros. Pg.
8,800
4,400
0

Feet

CZ07573 GPA00879

DEVELOPMENT OPPORTUNITY



DISCALIMER: 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.lma.co.riverside.ca.us/index.html>.

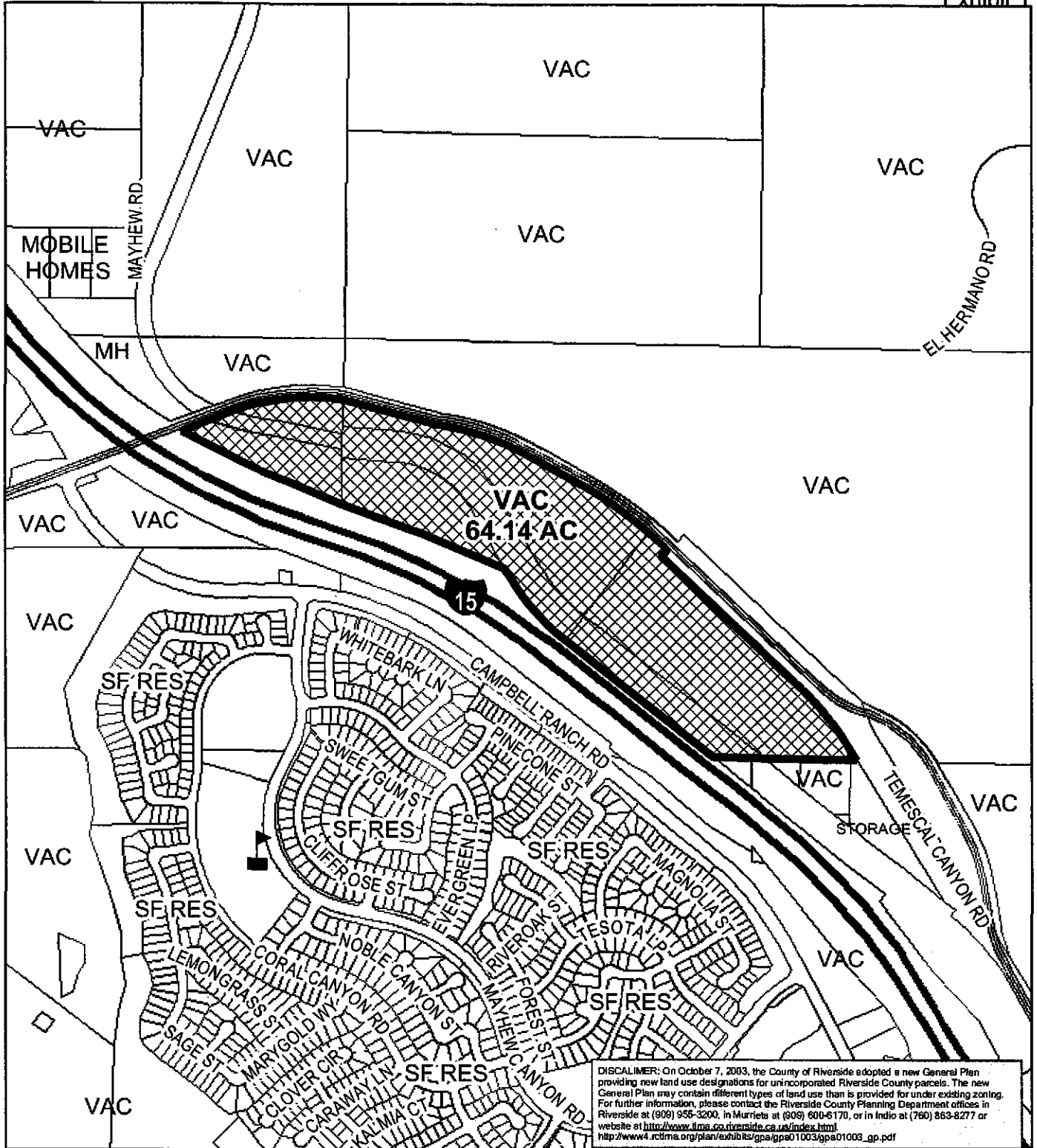
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Temescal
Township/Range: T5SR6W
Section: 1



Assessors
Bk. Pg. 290-08 & 06
Thomas
Bros. Pg. 804 G7

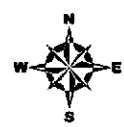


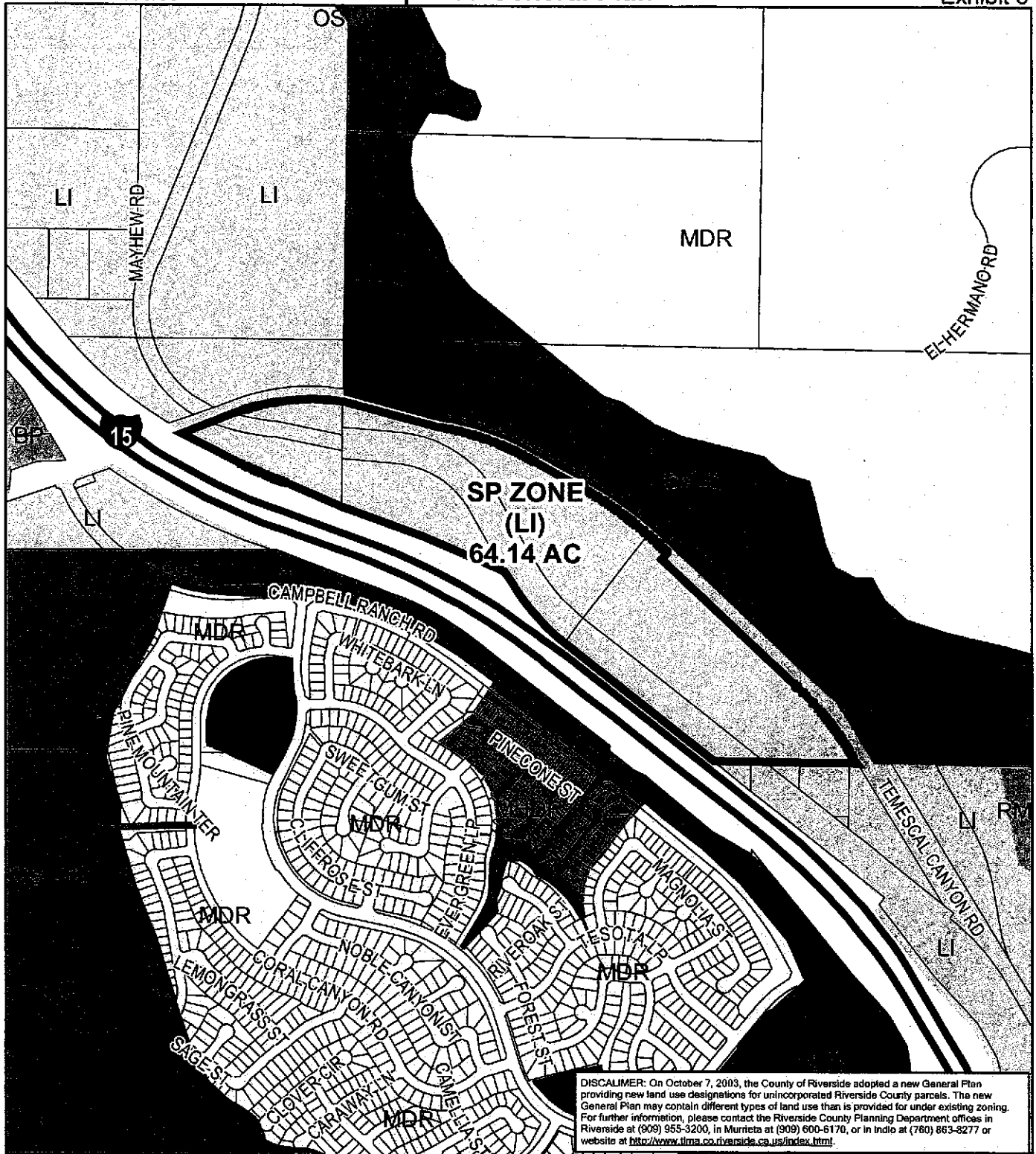


Zone
Area: Temescal
Township/Range: T5SR6W
Section: 1

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 290-08 & 06
Thomas
Bros. Pg. 804 G7





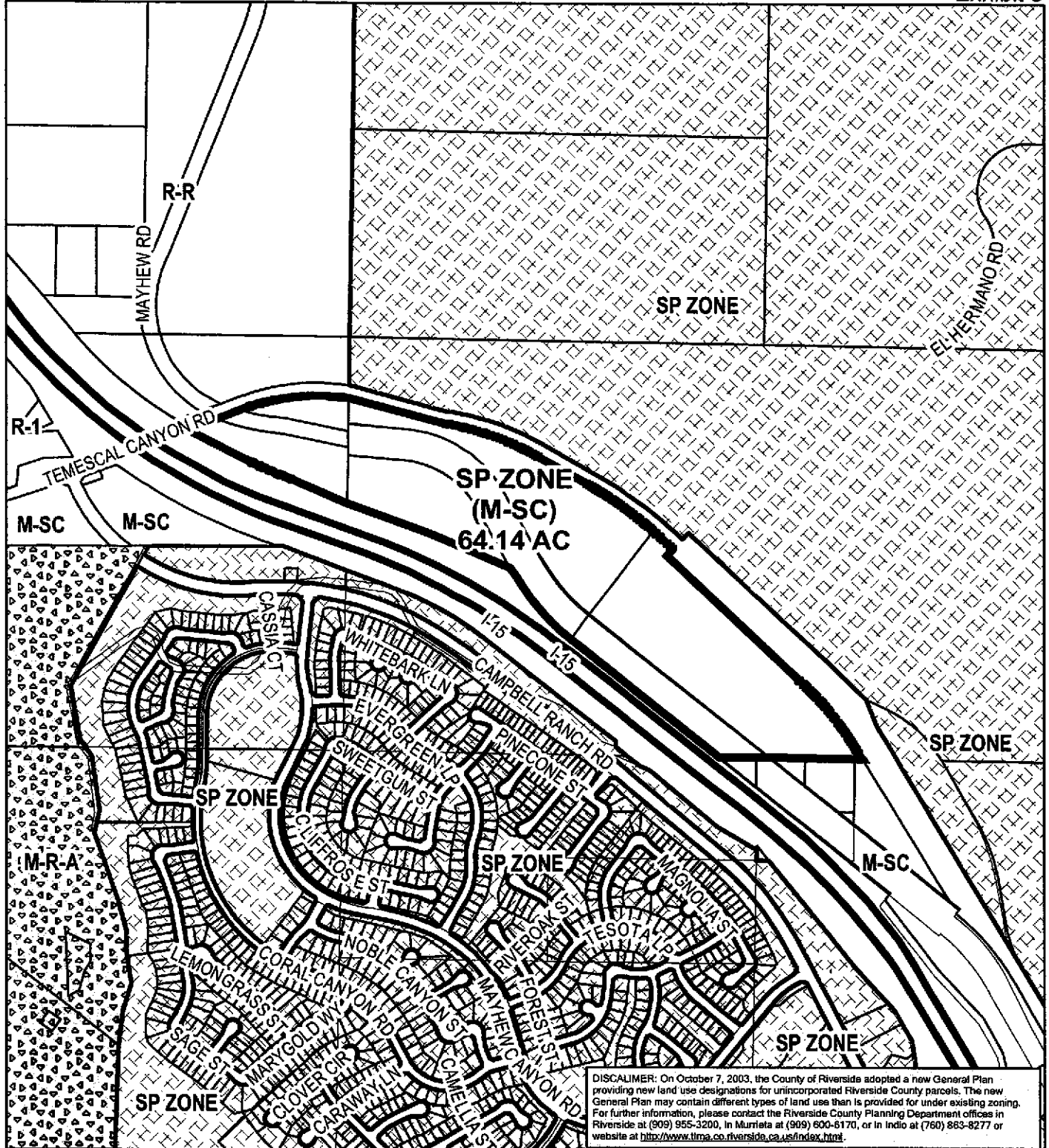
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Zone
Area: Temescal
Township/Range: T5SR6W
Section : 1

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk.Pg. 290-08 & 06
Thomas
Bros. Pg. 804 G7





Zone
 Area: Temescal
 Township/Range: T5SR6W
 Section : 1

RIVERSIDE COUNTY PLANNING DEPARTMENT

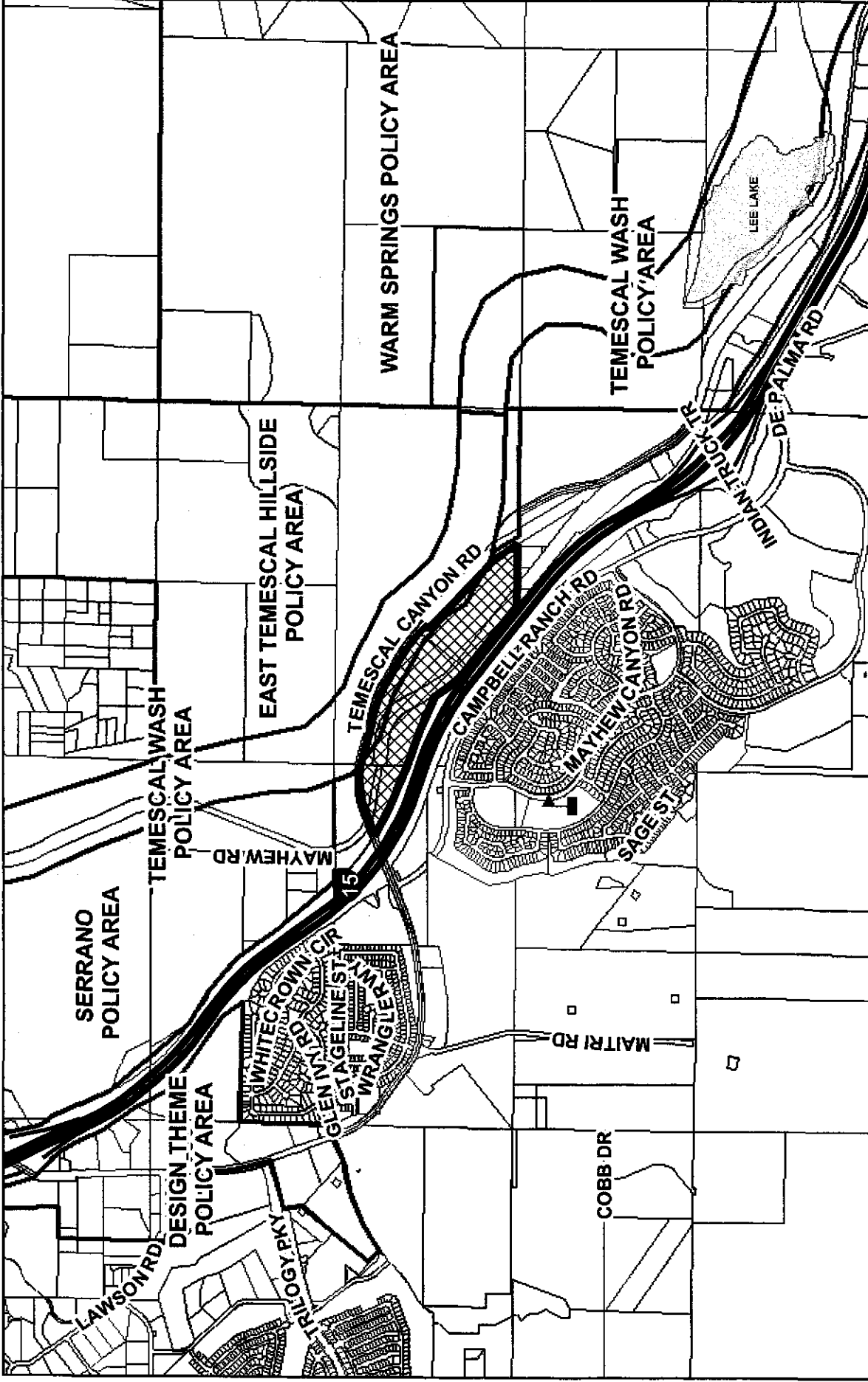
Assessors
 Bk. Pg. 290-08 & 06
 Thomas
 Bros. Pg. 804 G7



Supervisor Buster
District 1
Date Drawn: 7/30/08

CZ07573 GPA00879
POLICY AREAS

Planner: Nicole Berumen
Date: 8/20/08
Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: Temescal
Area: Temescal
Township/Range: T5SR6W
Section: 1

Assessors
Bk. Pg. 290-08 & 06
Thomas
804 G7

13,200 Bros. Pg.
8,800
4,400
0

Feet

ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA879 Supervisorial District: First Existing Zoning: Manufacturing Service Commercial (M-SC)

Area Plan: Temescal Canyon Acreage: 64.5

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development

Existing General Plan Land Use Designation: Light Industrial (CD: LI) (0.25-0.60 floor area ratio)

Existing Policy Area(s) or Overlay(s): Temescal Wash Policy Area

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

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): N/A

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	

Case: **ENTITLEMENT/POLICY GPA 879**

Printed: 7/29/2008 3:31:35 PM

File: Y:\Planning Case Files-Riverside office\SP00374\GP\PI\GPA879 Checklist (8-20-08).doc

Western Riverside County MSHCP Cell	X		Cell Group I, Cell No. 3348, 3349, 3350
Agricultural Preserve	X		Glen Ivy #1
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)	X		Zone A
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within ½ Mile	X		Within ½ a mile of an unnamed fault in Elsinore Fault Zone
Liquefaction Potential; Subsidence	X		Low, Moderate and Very Low Liquefaction Potential and Susceptible to Subsidence
High Fire Area	X		
Code Compliant		X	CV010241 received in January 2001 for "Multiple Violations"
MSHCP Conserved Land	X		
Access / Alternate Access Issues		X	
Water / Sewer Issues		X	
City Sphere of Influence	X		Corona
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)	X		The site was previously used for mining.

* 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	

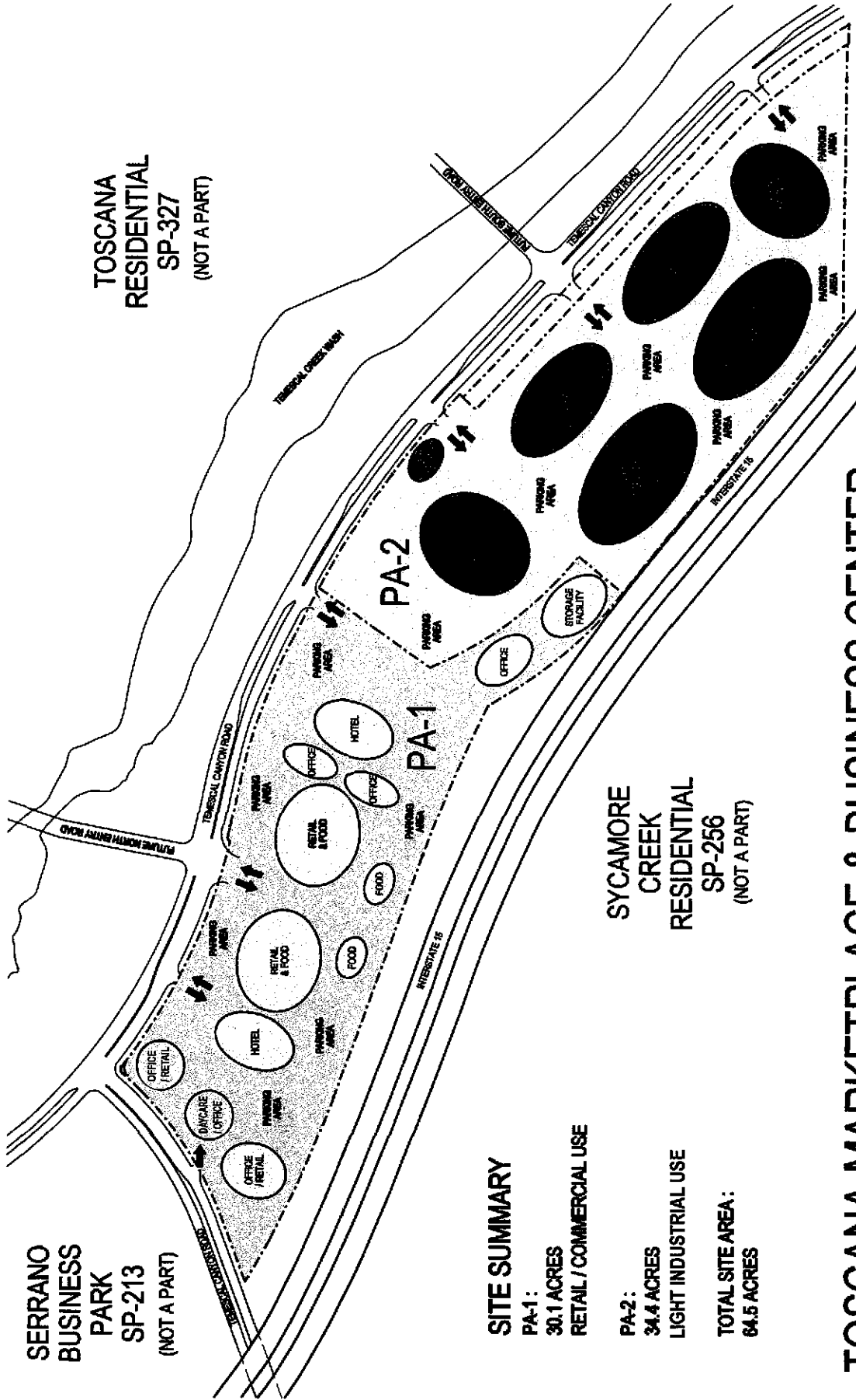
* **THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

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

**SERRANO
BUSINESS
PARK
SP-213
(NOT A PART)**

**TOSCANA
RESIDENTIAL
SP-327
(NOT A PART)**



SITE SUMMARY

- PA-1:
30.1 ACRES
RETAIL / COMMERCIAL USE**
- PA-2:
34.4 ACRES
LIGHT INDUSTRIAL USE**
- TOTAL SITE AREA:
64.5 ACRES**

**SYCAMORE
CREEK
RESIDENTIAL
SP-256
(NOT A PART)**

TOSCANA MARKETPLACE & BUSINESS CENTER



GREER ARCHITECTURE, INC.
400 DARTLE BAY LANE
IRVINE, CA 92614
949.251.5500



**SP-374
PROPOSED SITE USE
Revised 11/13/07**

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