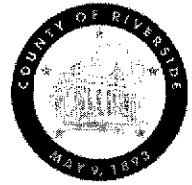


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

549B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 8, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 1058 – (Entitlement / Policy) – Applicant: Michael Easton – Engineer / Representative: Niall Saunders, AIA - First Supervisorial District – North Perris Zoning District – Mead Valley Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of Interstate 215 – 3.24 Gross Acres - Zoning: Manufacturing Service Commercial (M-SC) - **REQUEST:** Proposes to alter the site's General Plan Land Use Designation from Community Development: Light Industrial (CD: LI) (0.25-0.60 floor area ratio) to Community Development: Commercial Office (CD: CO) (0.35-1.00 floor area ratio).

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. 1058. 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.

Ron Goldman
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 9/9/08
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: First

Agenda Number:

15.18

The Honorable Board of Supervisors
RE: General Plan Amendment No. 1058
September 8, 2008
Page 2 of 2

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a 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: Mead Valley
Zoning Area: North Perris
Supervisorial District: First
Project Planner: Nicole Berumen
Planning Commission: August 20, 2008

GENERAL PLAN AMENDMENT NO. 1058
Applicant: Michael Easton
Engineer/Rep.: Niall Saunders, AIA

**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 the General Plan Amendment appears to be appropriate for the area.

Commissioner John Snell: No comments

Commissioner John Petty: No comments

Commissioner Jim Porras: No comments

Commissioner Jan Zappardo: No comments

ARR 8/4

Agenda Item No.: U.1
Area Plan: Mead Valley
Zoning Area: North Perris
Supervisorial District: First
Project Planner: Nicole Berumen
Planning Commission: August 20, 2008

GENERAL PLAN AMENDMENT NO. 1058
Applicant: Michael Easton
Engineer/Rep.: Niall Saunders, AIA

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1058 proposes to alter the site's General Plan Land Use Designation from Community Development: Light Industrial (CD: LI) (0.25-0.60 floor area ratio) to Community Development: Commercial Office (CD: CO) (0.35-1.00 floor area ratio).

The amendment is located in the Mead Valley Area Plan of Western Riverside County; more specifically, northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of Interstate 215.

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 a 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 Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

ARR 7/29/08

General Plan Amendment No. 1058 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. Table 2 of the Mead Valley Area Plan, entitled Statistical Summary of Mead

Valley Area Plan, states that zero (0) acres of land designated as Commercial Office (CO) exists within the Planning Area, while 479 acres of land is designated as Light Industrial (LI).

(2) Any General Plan Principle. Given Staff's review it is possible that the proposed land use 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 Component of the General Plan. 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 Commercial Office land use designation on 3.24 acres of land would contribute to the fulfillment of the "Economic Development" goals outlined in Chapter 3 (Land Use) (pg. LU-12) of the General Plan.

Furthermore, according to Table 2 of the Mead Valley Area Plan, the proposed General Plan Amendment would reduce the total amount of land designated as Light Industrial from 479 to 476 acres or a decrease of less than one percent (<1%) if the Amendment were approved. Conversely, the increase from zero acres of Commercial Office to 3.24 acres is not considered a detriment 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".

The 3.24 acres of land in question about properties to the south and southwest which are designated Commercial Retail (CR). The proposed Commercial Office (CO) Land Use Designation would allow for relatively similar commercial uses compared to Commercial Retail; therefore, the proposed Land Use Designation would be compatible with neighboring Commercial Retail properties. The majority of properties along Harvill Avenue extending from the property in question to the intersection of Cajalco Road and Harvill Avenue are designated for commercial uses. In addition, the project site is located approximately 600 feet from the corner of Cajalco Road and Harvill Avenue, where three of the four intersection quadrants are designated Commercial Retail.

Given this location, its proximity to land designated Commercial Retail and the fact that any future development project on the site in question would be required to provide a meaningful layout, landscaped street fronts, circulation and access points, the proposed General Plan Amendment—if approved—would extend a logical land use pattern of commercial uses southeasterly along Harvill Avenue.

In addition, commercial development represents job opportunities and operational revenues for the County. Within the Mead Valley Planning Area boundaries there is a relatively small amount of acreage

with strictly commercial land use designations (110 acres), when compared with industrial land uses (479 acres). The proposed General Plan Amendment, if approved, would further enhance the strategic location of commercial opportunities near the intersection of Harvill Avenue and Cajalco Road and better diversify the distribution of commercial and industrial land uses in the area.

A finding can be made that the proposed General Plan Amendment, would benefit commercial development in Mead Valley.

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. Proposed General Plan Land Use (Ex.#5): | Community Development: Commercial Office (CD: CO) (0.35-1.00 floor area ratio) |
| 3. Existing Zoning (Ex. #3): | Manufacturing – Service Commercial (M-SC) |
| 4. Proposed Zoning (Ex. #3): | Commercial-Office (C-O) |
| 5. Surrounding Zoning (Ex. #3): | Manufacturing – Service Commercial (M-SC) to the north, east, south, and west. |
| 6. Existing Land Use (Ex. #1): | Vacant land |
| 7. Surrounding Land Use (Ex. #1): | Vacant land to the northwest, northeast and southeast, and gas station and convenience store to the southwest. |
| 8. Project Data: | Total Acreage: 3.24 |

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. 1058. 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. The project site is not located within:
 - a. A MSHCP criteria cell or cell group;
 - b. A Specific Plan;
 - c. A General Plan Policy Area;
 - d. An Agricultural Preserve;
 - e. A Fault Zone;
 - f. A Flood Zone;
 - g. A WRMSHCP Criteria Cell/Cell Group; or,
 - h. A High Fire Area.

2. The project site is located within:
 - a. The City of Perris Sphere of Influence;
 - b. The Community Center Overlay (CCO);

- c. The Community of Mead Valley;
- d. The Val Verde Unified School District;
- e. The March Air Reserve Base Influence Area;
- f. The Mead Valley Redevelopment Area;
- g. The Ordinance No. 663.10 Stephen's Kangaroo Rat Fee Area; and,
- h. The Ordinance No. 655 Mount Palomar Lighting Influence Area, Zone B (40.10 miles).

3. The subject site is currently designated as Assessor's Parcel Number 317-110-039.

NB:rf

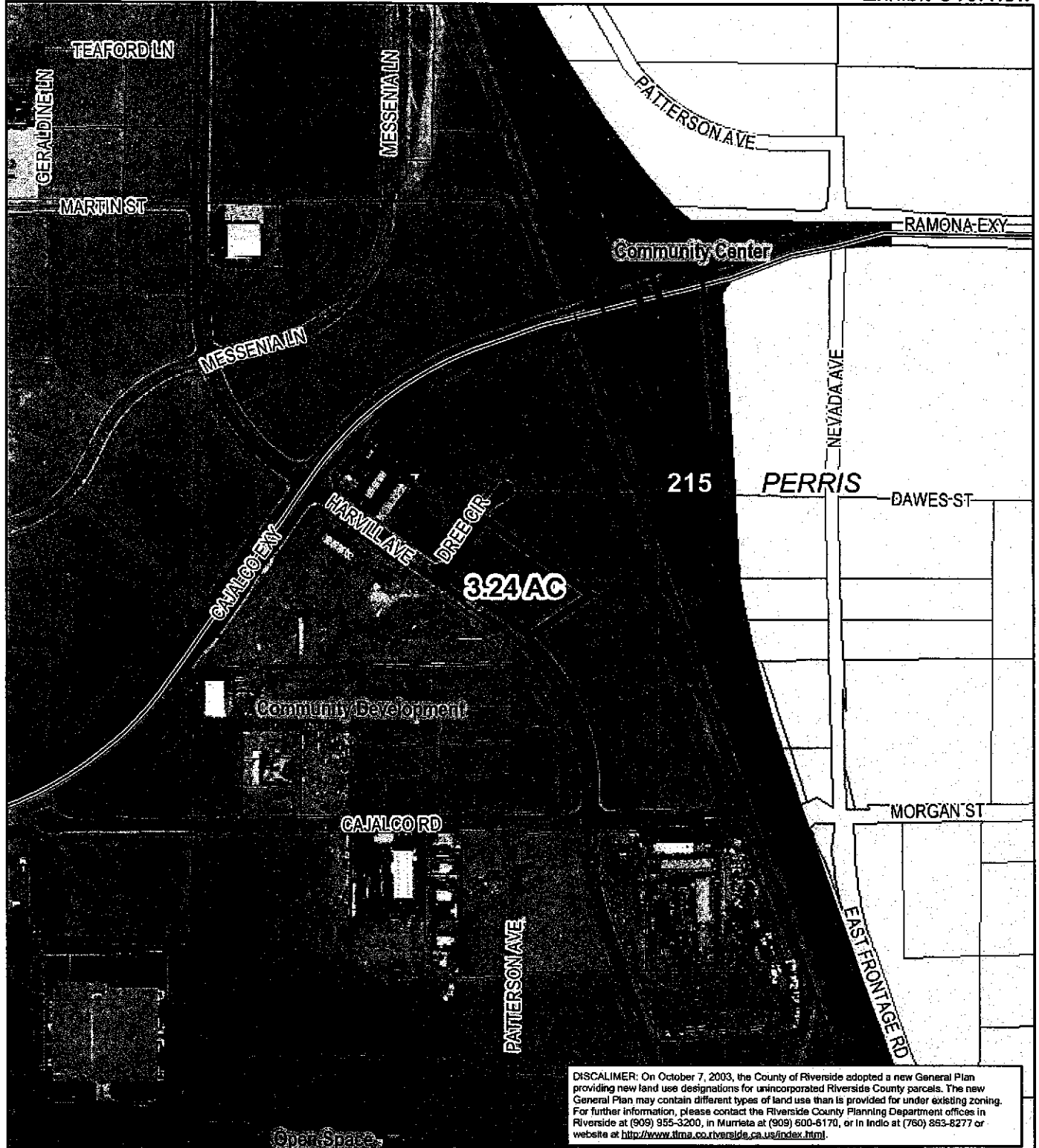
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Date Prepared: 7/23/08

Date Revised: 7/23/08

GPA01058

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: North Perris
Township/Range: T4SR4W
Section: 12

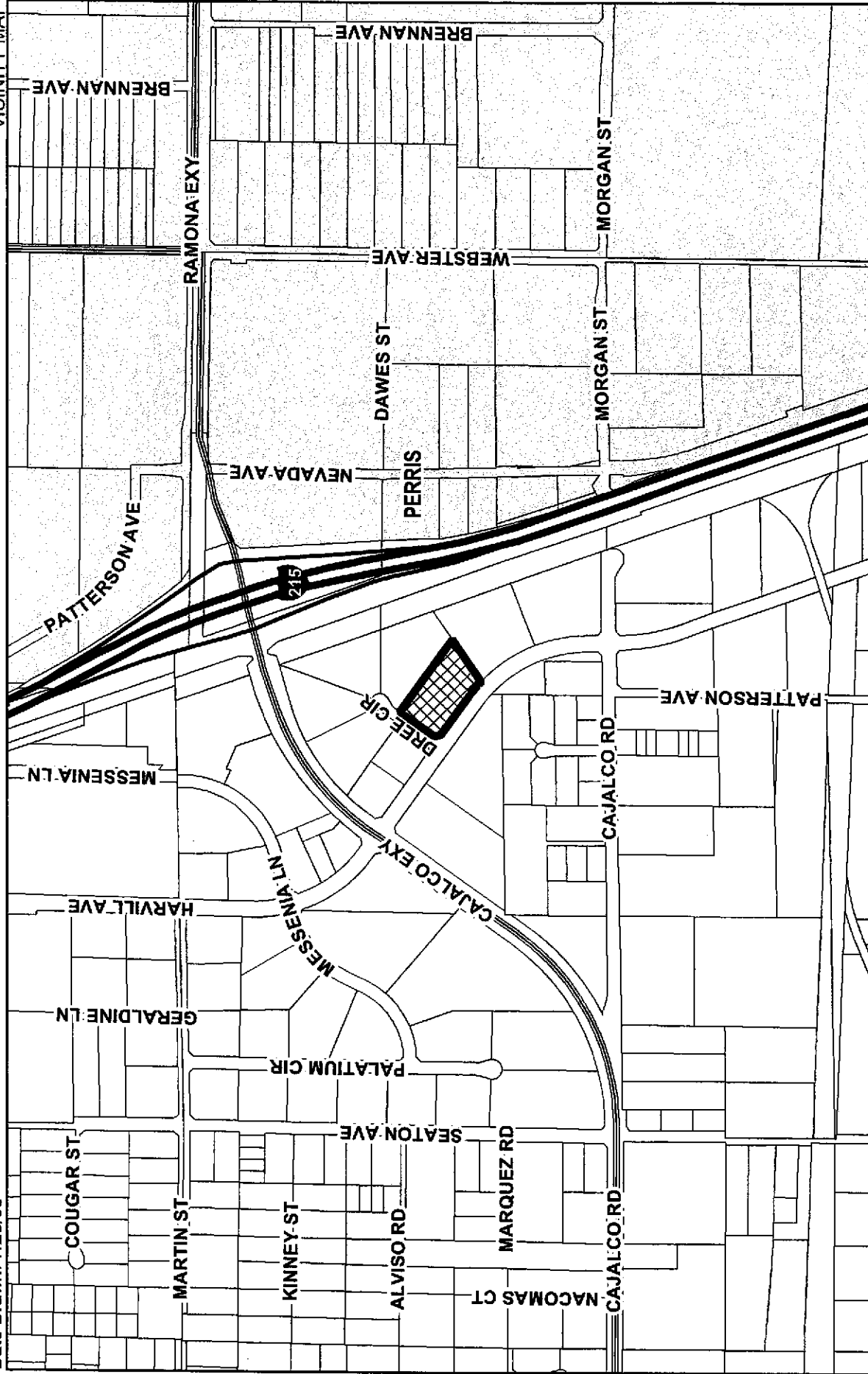


Assessors
Bk. Pg. 317-11
Thomas
Bros. Pg. 777 D2

GPA01058 VICINITY MAP

Supervisor Buster
District 1
Date Drawn: 7/25/08

Planner: Ryan Fowler
Date: 8/20/08
VICINITY MAP

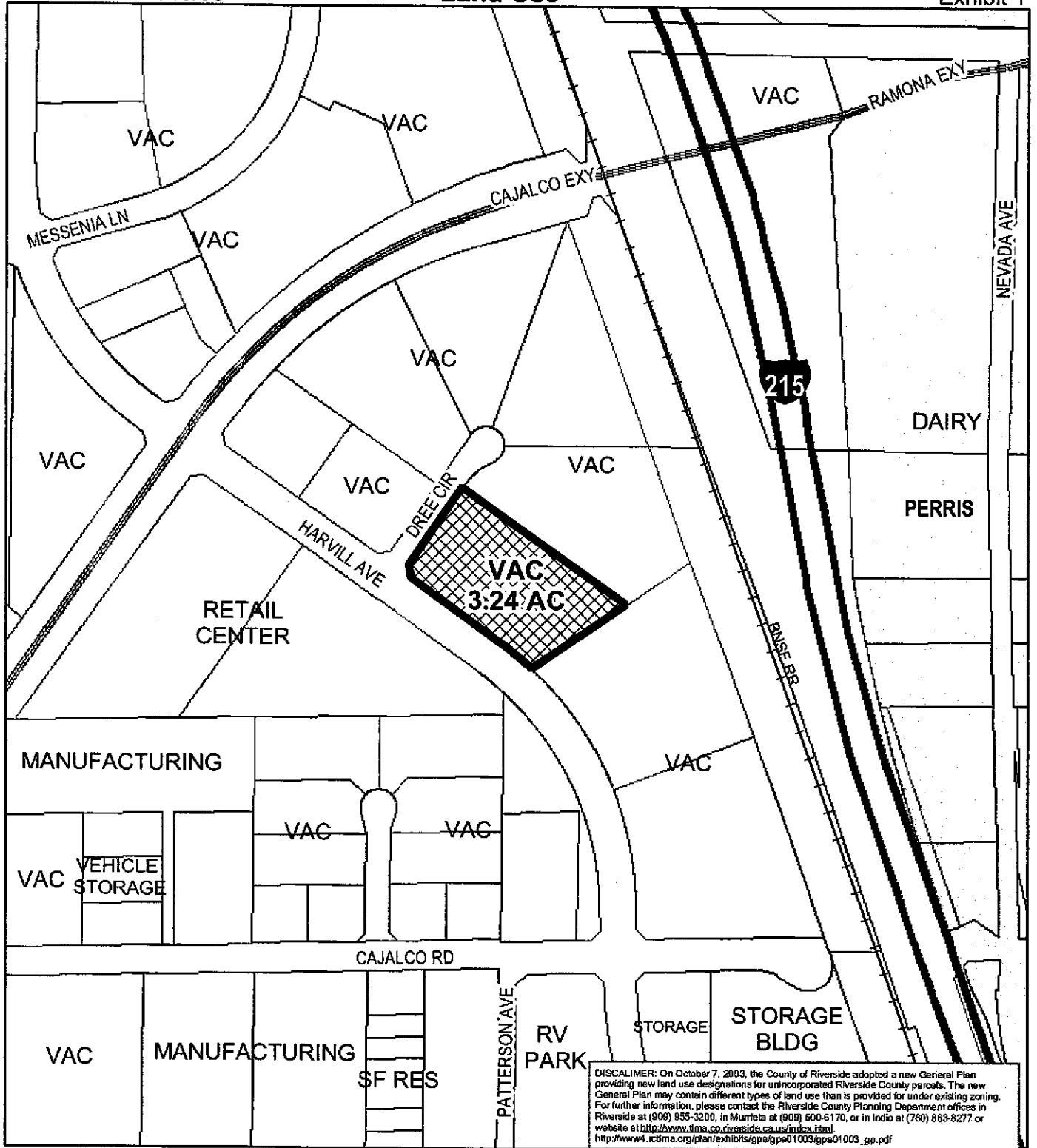


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: North Perris
Township/Range: T4SR4W
Section: 12

Assessors
Bk. Pg. 317-11
Thomas
Bros. Pg. 777 D2





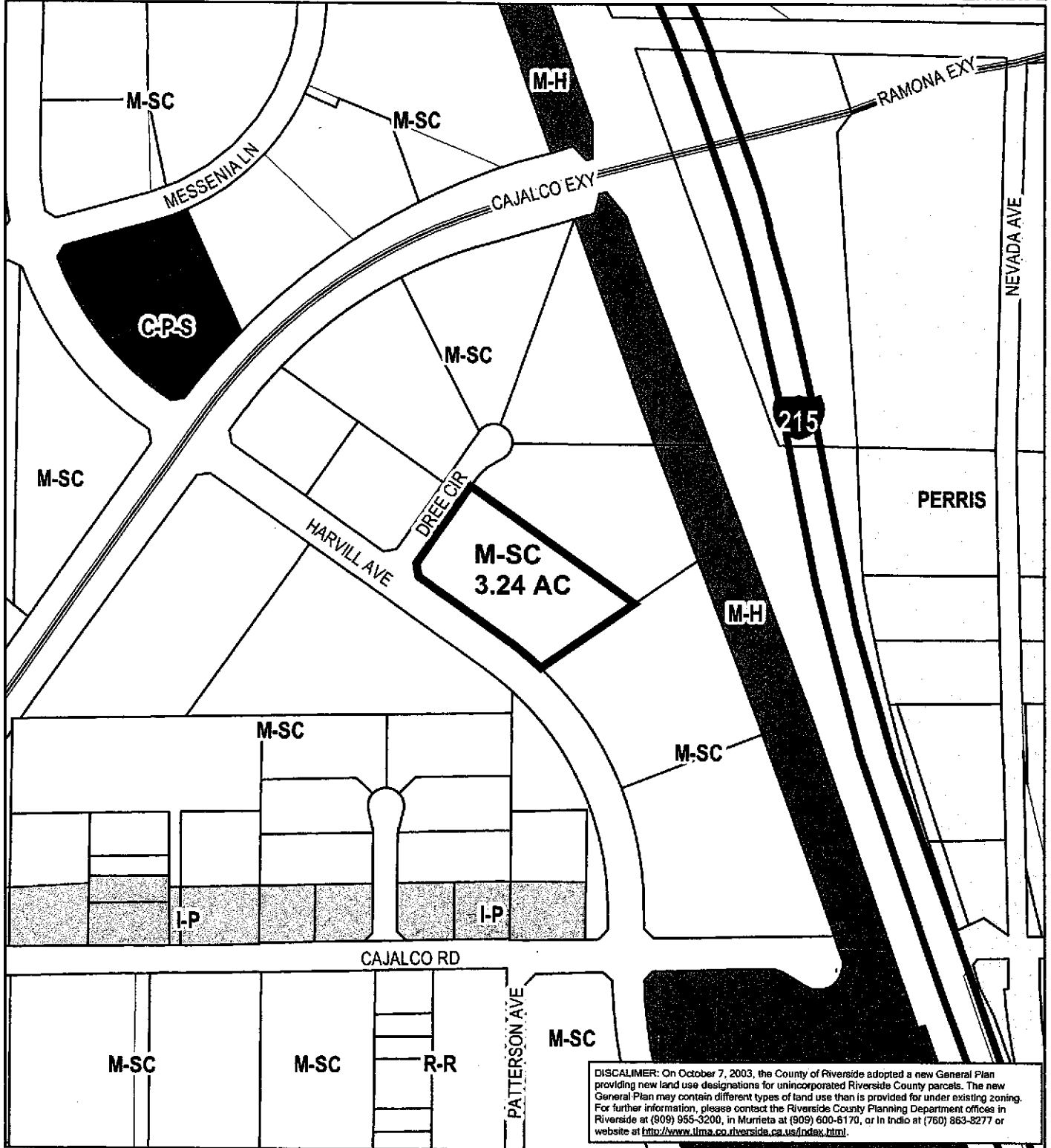
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 855-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tma.co.riverside.ca.us/index.html>.
http://www4.rcbma.org/plan/exhibits/gpa/gpa01003gpa01003_gp.pdf

Zone
 Area: North Perris
 Township/Range: T4SR4W
 Section: 12

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
 Bk. Pg. 317-11
 Thomas
 Bros. Pg. 777 D2

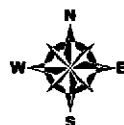




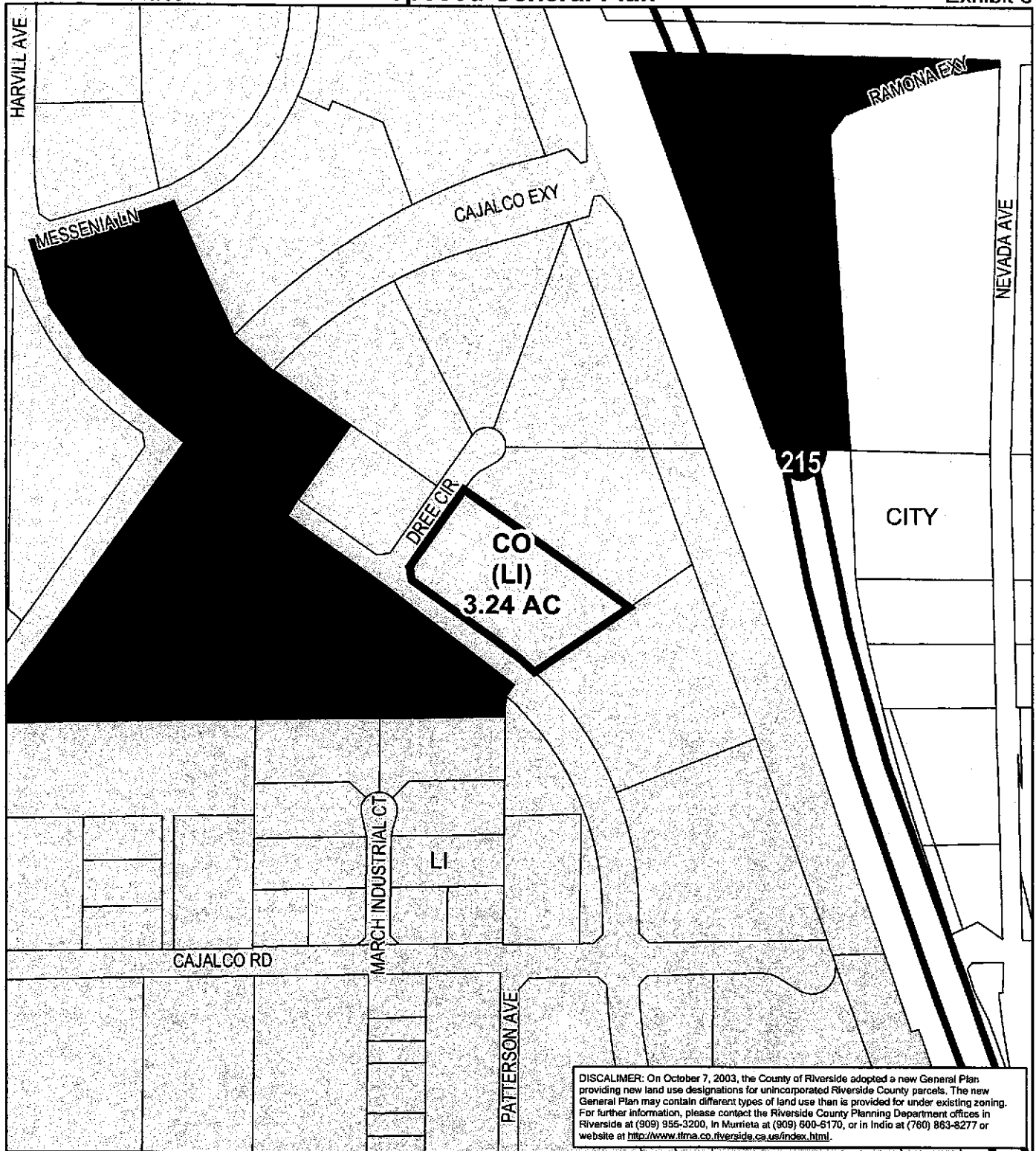
Zone
Area: North Perris
Township/Range: T4SR4W
Section: 12

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 317-11
Thomas
Bros. Pg. 777 D2



Proposed General Plan



Zone
Area: North Perris
Township/Range: T4SR4W
Section : 12

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk.Pg. 317-11
Thomas
Bros. Pg. 777 D2

Supervisor Buster
District 1
Date Drawn: 7/25/08

GPA01058
POLICY AREAS

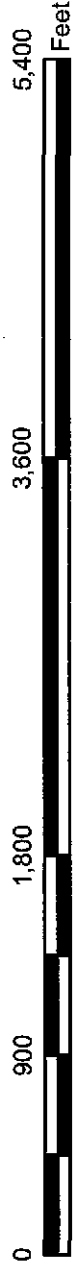
Planner: Ryan Fowler
Date: 8/20/08
Exhibit 8



Zone: North Perris
Area: North Perris
Township/Range: T4SR4W
Section: 12

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Blk. Pg. 317-11
Thomas
Bros. Pg. 777 D2



ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA01058 Supervisorial District: First Existing Zoning: Manufacturing – Service Commercial (M-SC)

Area Plan: Mead Valley Acreage: 3.24 gross acres

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development

Existing General Plan Land Use Designation: Light Industrial (LI) (0.26 - 0.60 floor area ratio)

Existing Policy Area(s) or Overlay(s): Community Center Overlay

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: Commercial Office (CO) (0.25 - 1.00 floor area ratio)

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 892**

Printed: 7/25/2008 11:00:55 AM

File: Y:\Planning Case Files-Riverside office\CUP03599\GPA\IP\GPA01058 Checklist (7-23-08).doc

Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone	X		March Air Reserve Base Influence Area
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		City of Perris
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

