

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

631B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
September 18, 2008

**SUBJECT: GENERAL PLAN AMENDMENT NO. 1061** – (Entitlement / Policy) – Applicant: Rancon Group – Engineer / Representative: T&B Planning Consultants - Third Supervisorial District – Winchester Zoning District – Harvest Valley/Winchester Area Plan: Community Development (CD) – Location: Northerly of Holland Road, easterly of Briggs Road, southerly of McCall Boulevard, and westerly of Rice Road – 2,840.7 Gross Acres - Zoning: Specific Plan (SP 293), General Residential (R-3) - **REQUEST:** Proposes to amend the Riverside County General Plan Land Use Element to modify the boundaries of an established Specific Plan (SP293).

**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. 1061. 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 9/24/08  
Tina Grande  
Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

15.14

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.: 6.7  
Area Plan: Harvest Valley / Winchester  
Zoning District: Winchester  
Supervisorial District: Third  
Project Planner: Russell Brady  
Planning Commission: September 3, 2008

General Plan Amendment No. 1061  
Applicant: Rancon Group  
Engineer/Rep.: T&B Planning Consultants

**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 Petty: Agreed with change in designation

Commissioner Jan Zuppardo: No comment

Commissioner John Snell: No comment

Commissioner John Roth: Agreed with change in designation

Commissioner Jim Porras: No comment

MBR 9/10/08

Agenda Item No.: 6.7  
Area Plan: Harvest Valley / Winchester  
Zoning District: Winchester  
Supervisory District: Third  
Project Planner: Russell Brady  
Planning Commission: August 20, 2008

General Plan Amendment No. 1061  
Applicant: Rancon Group  
Engineer/Representative: T&B Planning  
Consultants

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 1061** proposes to amend the Riverside County General Plan Land Use Element to modify the boundaries of an established Specific Plan (SP293).

The proposed Amendment is located in the Winchester community of the Harvest Valley / Winchester Area Plan. More specifically, northerly of Holland Road, easterly of Briggs Road, southerly of McCall Boulevard, and westerly of Rice 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:

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. 1061 falls into the Entitlement/Policy category, because it is not altering the Foundation-Component of the General Plan.

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: No modification is being made to the land use designations in the Specific Plan or the General Plan. Only a modification is being made to the boundaries of the Specific Plan.

(2) Any General Plan Principle: No modification is being made to the land use designations in the Specific Plan or the General Plan. Only a modification is being made to the boundaries of the Specific Plan.

(3) Any Foundation Component designation in the General Plan: The project designation would not change the 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. Although the proposed Amendment to modify the boundaries of the Specific Plan does not contribute to the achievement of the purposes of the General Plan, it in no way would be detrimental to them.

**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 modification to the Specific Plan boundaries includes two separate areas. The first is located within Planning Area 45b of the Specific Plan. Since the approval of the Specific Plan and since the approval of the General Plan, Rice Road has been realigned. Previously, Rice Road was aligned at the eastern boundary of Planning area 45b which is located on the eastern boundary of the Specific Plan. With the realignment, it included a portion of property owned by a separate developer in the Specific Plan boundaries. Since this property is currently being processed under a separate development plan, this portion needs to be removed from the Specific Plan with this Amendment and the associated Specific Plan Amendment. The second portion is located directly west of Planning Area 40 of the Specific Plan. This property has been approved with a Tentative Tract Map (TR32816) that includes property both inside Planning Area 40 of the Specific Plan and area outside of the Specific Plan. In order to provide the same development standards, the entire Tentative Tract Map should be included in the Specific Plan with this Amendment and the associated Specific Plan 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 General Plan Land Use (Ex. #6): | Community Development (CD)   |
| 2. Existing Zoning (Ex. #2):                | Specific Plan (SP 293), General Residential (R-3)  |
| 3. Surrounding Zoning (Ex. #2):             | Rural Residential (R-R) one One Family Dwelling (R-1) to the north, Rural Residential (R-R) and Specific Plan (SP 288) to the east, Rural Residential (R-R) and One Family Dwelling to the |

- |                                   |  |
|-----------------------------------|--|
|                                   | south, Specific Plan (SP 301), Residential Agricultural five-acre minimum (R-A-5), Rural Residential (R-R), Light Agriculture 2 ½-acre minimum (A-1-2 ½), and Heavy Agriculture 2 ½-acre minimum (A-2-2 ½) to the west |
| 4. Existing Land Use (Ex. #1):    | Vacant Land  |
| 5. Surrounding Land Use (Ex. #1): | Scattered Single Family Residential to the north and east, Vacant Land to the south and west   |
| 6. Project Data:                  | Total Acreage: 2,840.7   |

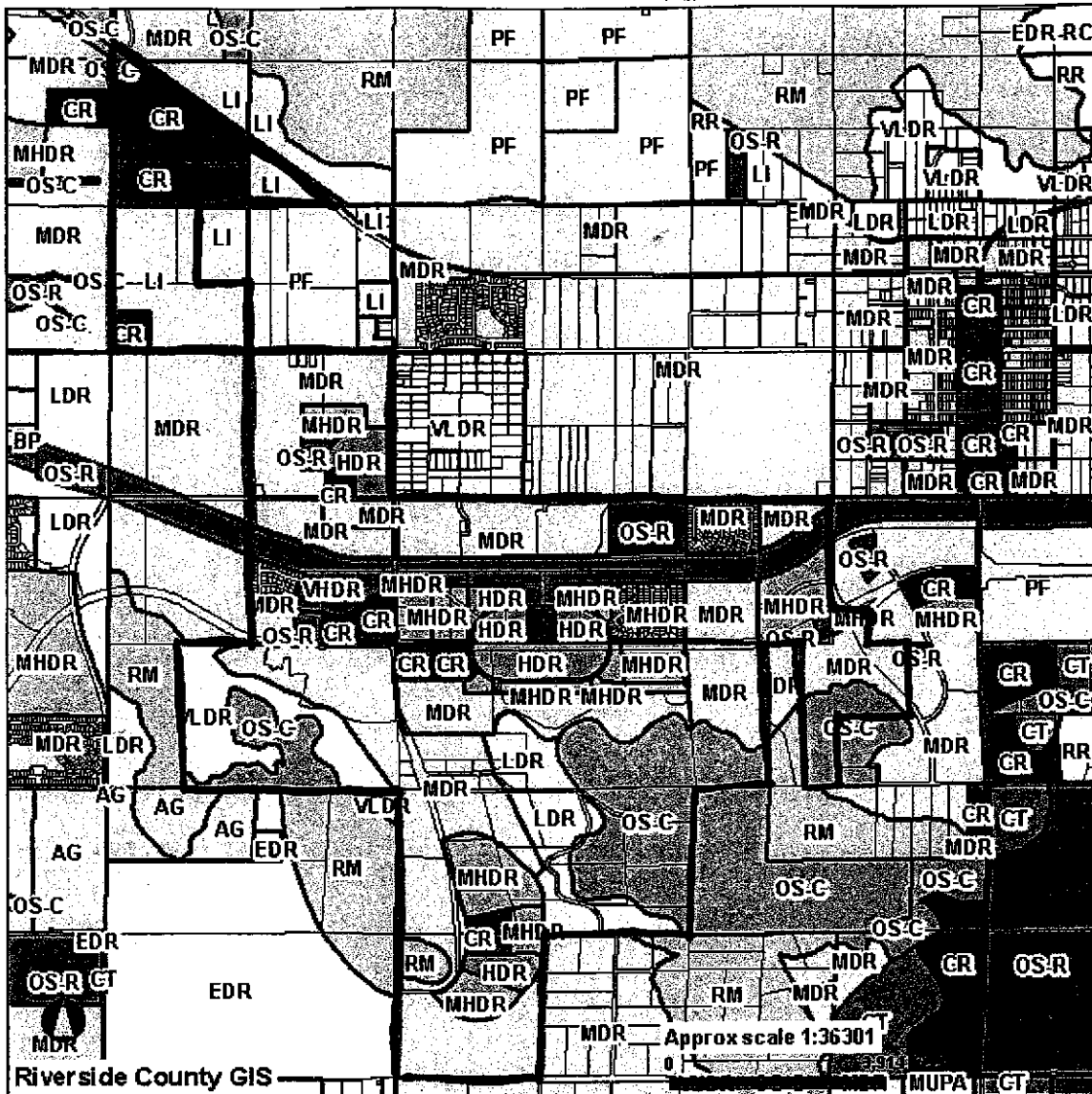
### **RECOMMENDATIONS:**

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. 1061. 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. A Flood Zone;
  - c. WRCMSHCP Criteria Cell;
  - d. A high fire area;
  - e. A Redevelopment Area; or
  - f. A dam inundation area.
3. The project site is located within:
  - a. The boundaries of the Menifee Union, Perris Union High, Romoland Union, and Hemet Unified School Districts;
  - b. The Valley Wide Recreation and Parks District;
  - c. The Stephens Kangaroo Rat Fee Area;
  - d. An area susceptible to subsidence;
  - e. An area of liquefaction potential.
4. The subject site is currently designated as Assessor Parcel Number's: 466-340-010, et.al.

# RIVERSIDE COUNTY GIS



## LANDUSE

PARCELS	AG - AGRICULTURE	BP - BUSINESS PARK	CR - COMMERCIAL RETAIL
CT - COMMERCIAL TOURIST	EDR - ESTATE RESIDENTIAL	EDR-RC - ESTATE RESIDENTIAL-RC	HDR - HIGH DENSITY RESIDENTIAL
LDR - LOW DENSITY RESIDENTIAL	LI - LIGHT INDUSTRIAL	MDR - MEDIUM DENSITY RESIDENTIAL	MHDR - MEDIUM HIGH DENSITY RESIDENTIAL
MUPA - MIXED USE POLICY AREA	OS-C - CONSERVATION	OS-R - OPEN SPACE RECREATION	PF - PUBLIC FACILITIES
RM - RURAL MOUNTAINOUS	RR - RURAL RESIDENTIAL	VHDR - VERY HIGH DENSITY RESIDENTIAL	VLDR - VERY LOW DENSITY RESIDENTIAL
CITY BOUNDARY			

Note: This exhibit to be replaced by a formal GIS exhibit upon scheduling of the project for a Planning Commission hearing on the Specific Plan Amendment and the General Plan Amendment.

# ENTITLEMENT / POLICY AMENDMENT

Case No. GPA01061 Supervisory District: Third Existing Zoning: Specific Plan (SP 293),  
General Residential (R-3)

Area Plan: Harvest Valley / Winchester Area Plan Acreage: 2,840.7

## EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development

Existing General Plan Land Use Designation: Specific Plan No. 293, High Density Residential

Existing Policy Area(s) or Overlay(s): Highway 79 Policy Area

Existing Map(s) of Issue: N/A

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

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## 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 No. 293

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

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**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 1/2 Mile		X	
Liquefaction Potential; Subsidence	X		Low
High Fire Area	X		
Code Complaint		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	

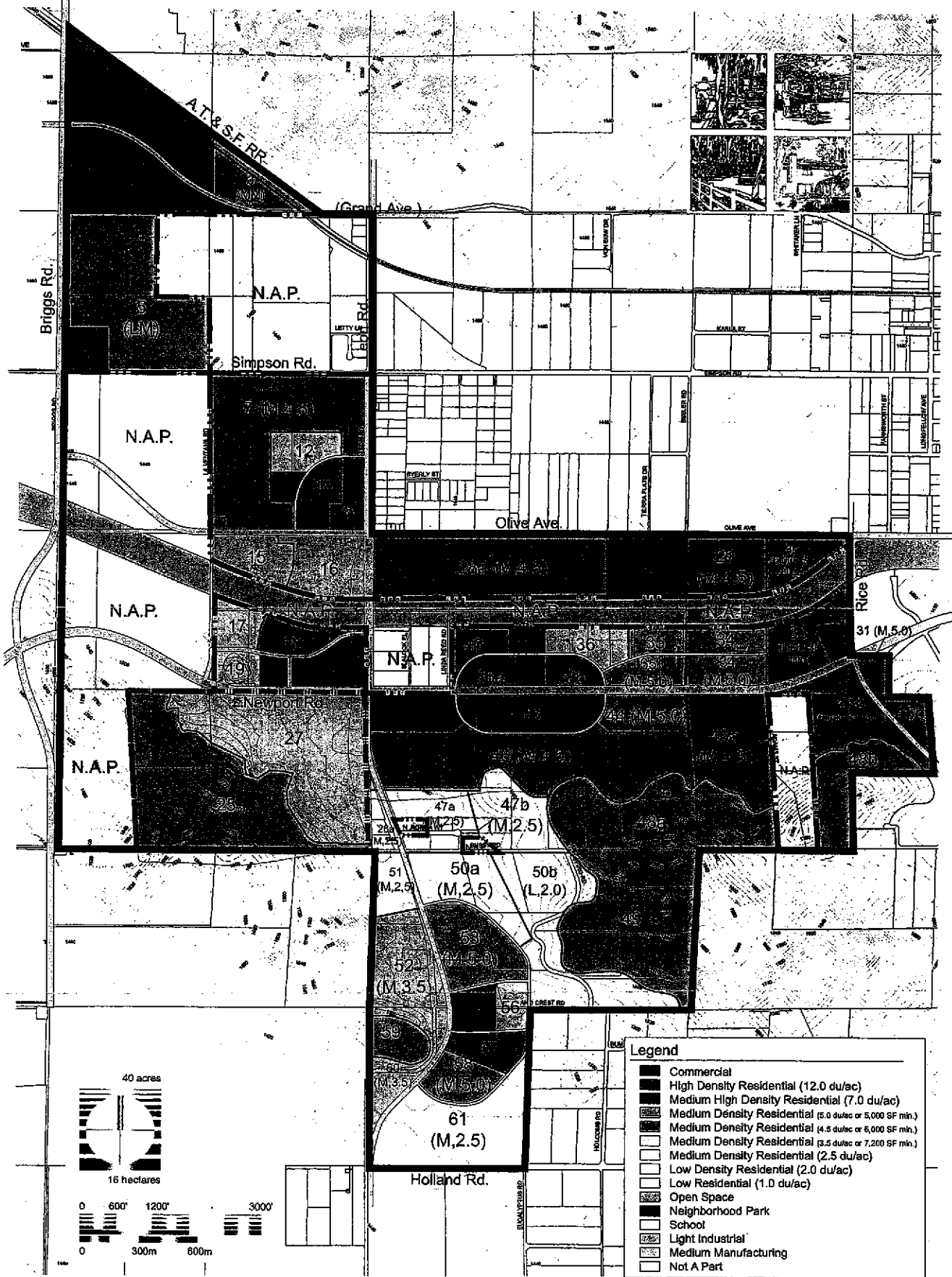
<b>* OTHER ISSUES:</b>		
<i>Item</i>	<i>Policy</i>	<i>Discussion</i>

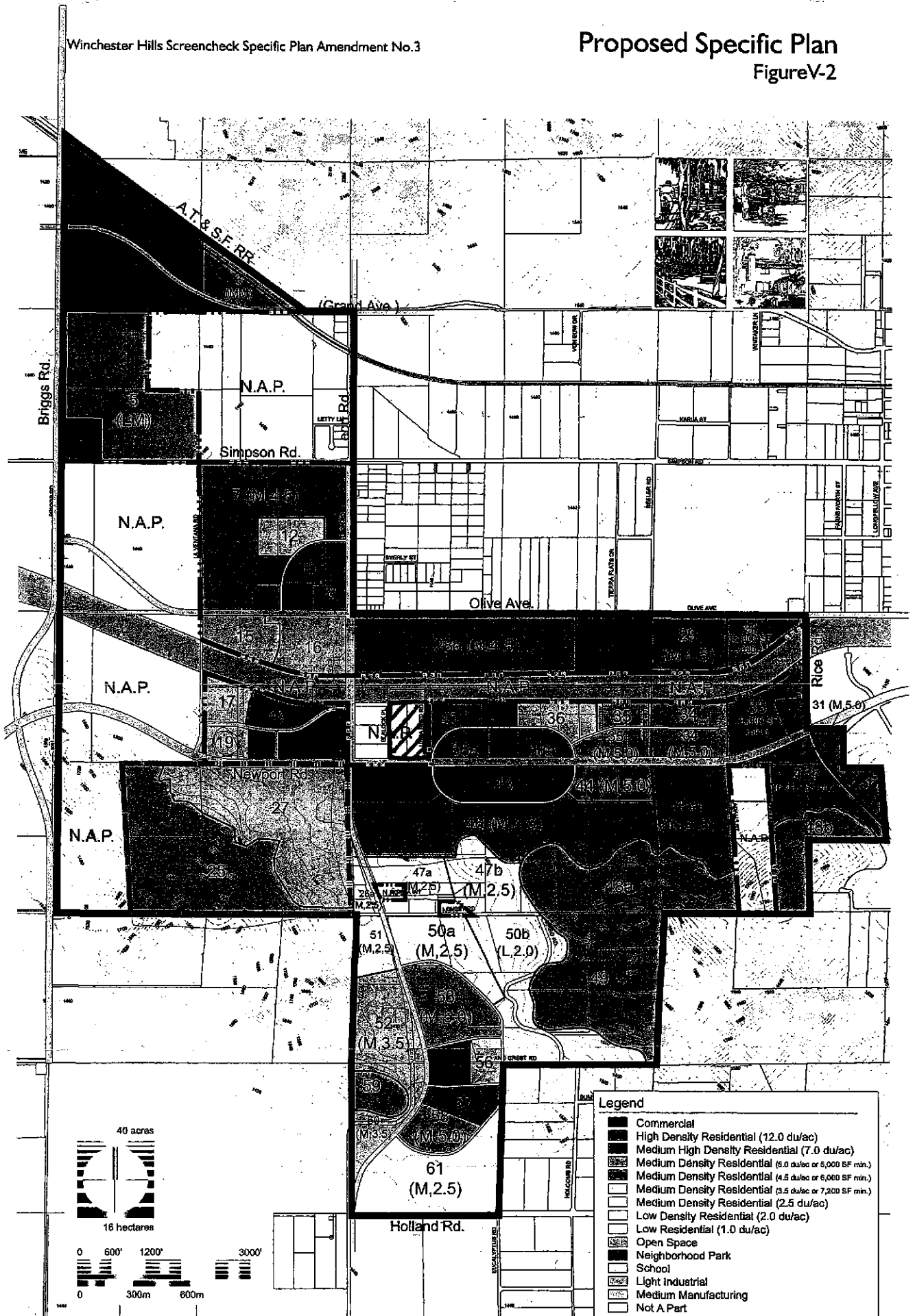
**ENTITLEMENT/POLICY FINDINGS** *(Check all that apply)*

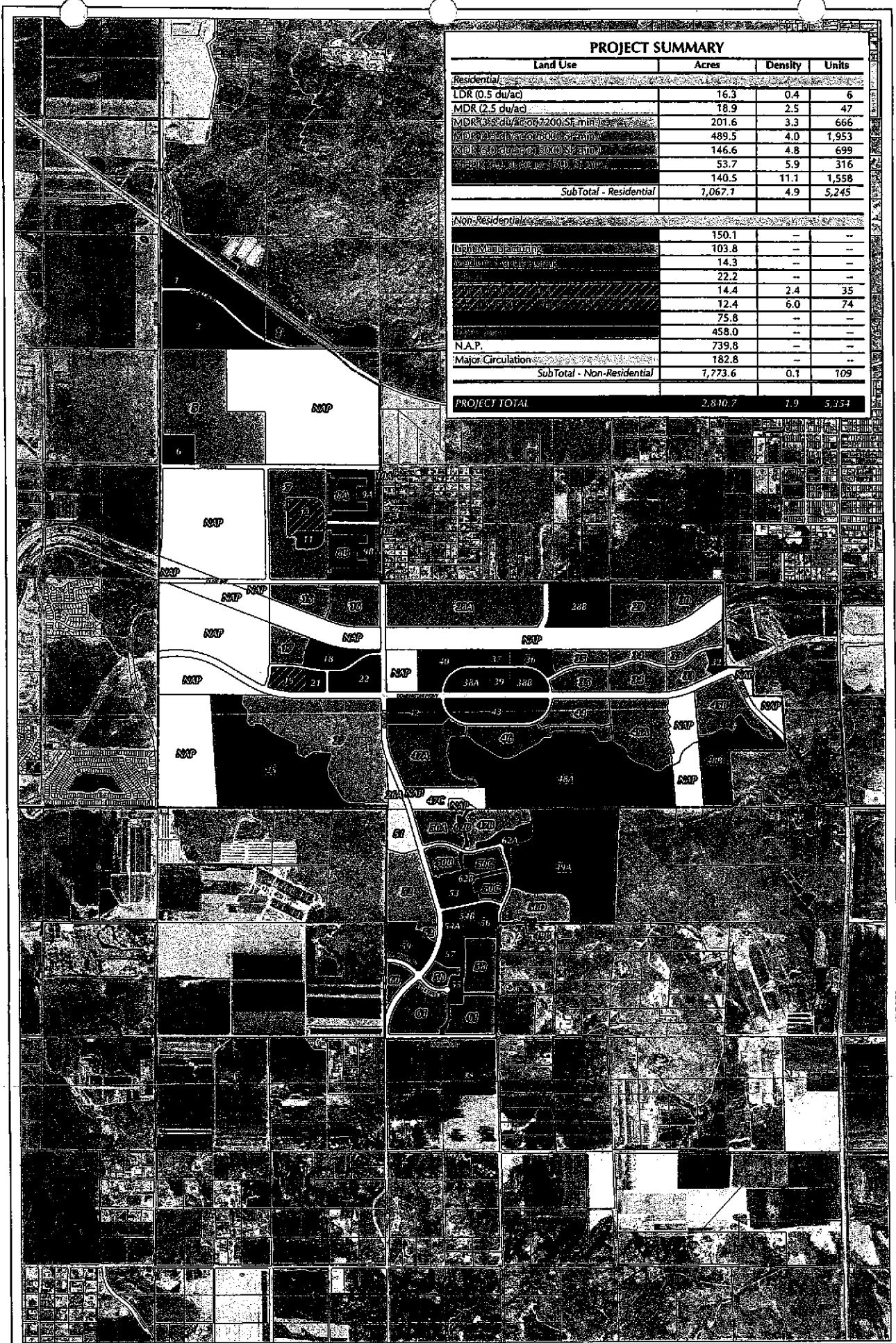
Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?\*

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.**







PROJECT SUMMARY			
Land Use	Acres	Density	Units
<b>Residential:</b>			
LDR (0.5 du/ac)	16.3	0.4	6
MDR (2.5 du/ac)	18.9	2.5	47
MDR (3.5 du/ac) or 7200 SF min	201.6	3.3	666
MDR (4.5 du/ac) or 8000 SF min	489.5	4.0	1,953
MDR (6.0 du/ac) or 8000 SF min	146.6	4.8	699
MDR (8.0 du/ac) or 8000 SF min	53.7	5.9	316
MDR (10.0 du/ac) or 8000 SF min	140.5	11.1	1,558
<b>SubTotal - Residential</b>	<b>1,067.1</b>	<b>4.9</b>	<b>5,245</b>
<b>Non-Residential:</b>			
Light Manufacturing	150.1	--	--
Light Industrial	103.8	--	--
Medium Density Residential	14.3	--	--
Neighborhood Center	22.2	--	--
Office	14.4	2.4	35
Professional Office	12.4	6.0	74
Public Office	75.8	--	--
Public Office	458.0	--	--
N.A.P.	739.8	--	--
Major Circulation	182.8	--	--
<b>SubTotal - Non-Residential</b>	<b>1,773.6</b>	<b>0.1</b>	<b>109</b>
<b>PROJECT TOTAL</b>	<b>2,840.7</b>	<b>7.9</b>	<b>5,354</b>

**WINCHESTER HILLS**



Figure II-1  
Specific Plan Land Use Plan Amendment No. 5