

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

904B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 9, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 662 – (Entitlement/Policy) – Applicant: Lake Mathews Associates, LLC – Engineer / Representative: T&B Planning Consultants - First Supervisorial District – Cajalco and Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), and Rural: Rural Residential (R:RR) (5 Acre minimum) – Location: Northerly of Santa Rosa Mine Road, southerly of Cajalco Road, easterly of Gavilan Road and westerly of Juniper Road – 423.7 Gross Acres - Zoning: Residential Agriculture (2 Acre Minimum) (R-A-2), Residential Agriculture (5 Acre Minimum) (R-A-5), and Residential Agriculture (R-A) - **REQUEST:** General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element as it applies to the 423.7 acres located to the east of the Harford Springs Reserve, designated as the eastern portion of proposed Specific Plan No. 308 Amendment No. 1, by eliminating the land use designation of Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), and Rural: Rural Residential (R:RR) (5 Acre Minimum) and establishing Open Space Specific Plan, more specifically Open Space: Conservation (OS:C) and Open Space: Rural (OS:RUR) uses on the site pursuant to Lake Mathews/Woodcrest Area Plan (LMWAP) Policy 2.1.

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. 662. 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

RG:db

CONTINUED ON ATTACHED PAGE

<input checked="" type="checkbox"/> Policy <input checked="" type="checkbox"/> Policy	<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Policy <input type="checkbox"/> Policy
Dept't Recomm.:	Per Exec. Ofc.:	

Prev. Agn. Ref. | **District: First** | **Agenda Number:**

15.1

REVIEWED BY EXECUTIVE OFFICE

DATE 10/20/08

Tina Grande
Departmental Conference

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 Agriculture and Entitlement/Policy GPA, under Section 2.4.

Additionally, refer to the attached Worksheets for General Plan Amendment Initiation Consideration Analysis.

Agenda Item No.:
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco and Gavilan Hills
Supervisory District: First
Project Planner: Nicole Berumen
Planning Commission: August 20, 2008

General Plan Amendment No. 662
Applicant: Lake Mathews Associates, LLC.
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 Roth:

Commissioner Roth stated that proposed Planning Area 13 should be designated Open Space: Conservation (OS:C) in place of Open Space: Rural (OS:RUR), since the OS:RUR designation would allow additional housing development within this Planning Area. Commissioner Roth stated that Planning Area 13 (proposed Specific Plan No. 308 Amendment No. 1) would not be suitable for additional development due to the presence of natural watercourses and the proximity to the Harford Springs Reserve. Based on the Commissioner's comments Staff recommends that the Board of Supervisors adopt an order initiating procedures for GPA662 as modified by the Planning Commission.

In addition to the changes referenced above this modification would alter the proposed General Plan Amendment (GPA) land use designation for Planning Area 14 from Open Space: Conservation (OS:C) to Open Space: Conservation Habitat (OS:CH).

Commissioner John Snell: No comments

Commissioner John Petty: No comments

Commissioner Jim Porras: No comments

Commissioner Jan Zappardo: No comments

ABR. 10/14

Agenda Item No.: U-2
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco and Gavilan Hills
Supervisory District: First
Project Planner: Nicole Berumen
Planning Commission: August 20, 2008

General Plan Amendment No. 662
Applicant: Lake Mathews Associates, LLC.
Engineer/Rep.: T&B Planning Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 662 proposes to amend the Riverside County General Plan Land Use Element as it applies to the 423.7 acres located to the east of the Harford Springs Reserve, designated as the eastern portion of proposed Specific Plan No. 308 Amendment No. 1, by eliminating the land use designation of Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), and Rural: Rural Residential (R:RR) (5 Acre Minimum) and establishing Open Space Specific Plan, more specifically Open Space: Conservation (OS:C) and Open Space: Rural (OS:RUR) uses on the site pursuant to Lake Mathews/Woodcrest Area Plan (LMWAP) Policy 2.1.

The proposed amendment would also amend Table 3 of the Lake Mathews/Woodcrest Area Plan by changing the description of Specific Plan No. 308 from "Gavilan Hills Golf Course" to "Gavilan Hills Estates" and modifying the Lake Mathews/Woodcrest Area Plan Figure 4, "Policy Areas", to reflect the revised boundaries of Specific Plan No. 308.

The proposed Amendment is located in the Lake Mathews/Woodcrest Area Plan of Western Riverside County; more specifically, the project is located northerly of Santa Rosa Mine Road, southerly of Cajalco Road, easterly of Gavilan Road and westerly of Juniper 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 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.

APR 2008

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 Agriculture and Entitlement/Policy GPA, under Section 2.4.

Additionally, refer to the attached Worksheets 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. 662 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 "Conservation and Open Space Resource System" Fundamental Value stated in Chapter No. 2 entitled "Vision" of the General Plan.

Currently the Riverside County General Plan has designated the following land uses for the 423.7 acres located to the east of the Harford Springs Wildlife Preserve: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum), Rural: Rural Mountainous (R:RM) (10 Acre Minimum), and Rural: Rural Residential (R:RR) (5 Acre Minimum). The project proposes to amend the current land use designations from primarily residential uses to Open Space: Conservation (OS:C) and OS: Rural (OS:RUR) which would contribute approximately 200 acres to the Harford Springs Wildlife Preserve and expanding the overall acreage dedicated to the Regional Conservation Authority (RCA) via the Multiple Species Habitat Conservation Plan.

(2) Any General Plan Principle. Given Staff's review, it is possible that proposed project, including the General Plan Amendment and the Specific Plan Amendment, which proposes land use designation and General Plan policy modifications could satisfy each of the General Plan Principals and Policies.

(3) Any Foundation Component designation in the General Plan. The amendment proposes to provide for the addition of 423.7 acres to the eastern boundary of the Gavilan Hills Specific Plan No. 308. The 423.7 acres is currently designated as Rural Community: Estate Density Residential (RC:EDR), Rural Community: Low Density Residential (RC:LDR), Rural: Rural Mountainous (R:RM), and Rural: Rural Residential (R:RR). Once incorporated into the Specific Plan, the land use designations would be Open Space: Conservation (OS:C) and Open Space: Rural (OS:RUR). Although this would involve a change in the foundation component, the Lake Mathews/Woodcrest Area Plan (LMWAP) has provided a policy specifically allowing for this change in foundation absent the five (5) year Foundation General Plan Amendment Cycle.

LMWAP Policy No. 2.1 states "Any proposal to increase the residential density [within Specific Plan No. 308] such that the total number of dwelling units allowable on the westerly 880 acres exceeds what would be allowed by the mapped densities within that area shall be accompanied with a proposal to increase the size of the Harford Springs Park by no less than 200 acres through addition of lands to the east, northeast, and/or south at no cost to the County."

The Specific Plan No. 308 has proposed to increase the residential density over the total number of dwelling units allowed by the mapped General Plan Land Use Designations within the westerly 880 acres; therefore, the project proposes to add an additional 423.7 acres, located to the east of the project site, to the Specific Plan. Within the 423.7 acres, 200 acres will be designated as Open Space Conservation and shall be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Springs Reserve. Therefore, the amendment is

consistent with Policy 2.1 which allows for the change in the General Plan Foundation Component change.

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 General Plan Amendment would provide for additional 423.7 acres of Open Space and add an additional 200 acres for conservation to the Harford Springs Reserve. The proposed amendment would achieve the purposes of LMWAP Policy 2.1 and would contribute to the achievement of the goals of the Multipurpose Open Space Element which encourage protecting and preserving natural resources, agriculture and open space areas, and providing recreational opportunities for the citizens of Riverside County.

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 Amendment proposes to incorporate 423.7 acres to the east of the site into Specific Plan No. 308. The Specific Plan land uses shall be Open Space: Conservation (OS:C) and Open Space: Rural (OS:RUR). In addition, 200 acres shall be conveyed to the Riverside County Parks and Open Space District as an expansion of the Harford Reserve. The amendment achieves the goals of the Lake Mathews/Woodcrest Area Plan Policy 2.1.

The timing for implementing the Lake Mathews/Woodcrest Area Plan Policy 2.1 to allow for Specific Plan No. 308 to increase the residential density such that the total number of dwelling units allowed on the westerly 880 acres would exceed what is allowed by the current General Plan Land Use Designations within that area contingent upon a proposal to increase the size of Harford Springs Park by no less than 200 acres through addition of lands to the east, northeast, and/or south is right because the rural lifestyle of the community is not conducive to the golf course plan as approved in Specific Plan No. 308. The proposed specific plan amendment, consists of residential uses and open space which is in line with the current rural nature of the community.

The Amendment specifies which parcels shall be included in the expansion of the Harford Springs Park and reserved for Open Space purposes. Furthermore, the Amendment is necessary to ensure the proper land use designation applies to expansion of the Harford Springs Park (which currently allows for residential uses).

A finding can be made that the existing Rural Community: Estate Density Residential (RC:EDR), Rural Community: Low Density Residential (RC:LDR), Rural: Rural Mountainous (R:RM), and Rural: Rural Residential (R:RR) land use designations would be better suited to the west of Harford Reserve and Open Space: Conservation (OS:C) and Open Space: Rural (OS:RUR) designations would be more appropriate on the 423.7 acres located to the west of the Harford Preserve.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|--|
| 1. General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum), Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Mountainous (R: RM) (10 Acre Minimum), and Rural: Rural Residential (R: RR) (5 Acre Minimum). |
| 2. Proposed General Plan Land Use: | Specific Plan (Open Space: Conservation and Open: Space Rural) |
| 3. Existing Zoning (Ex. #2): | Residential Agricultural – 2 Acre Minimum (R-A-2), Residential Agricultural – 5 Acre Minimum (R-A-5) and Residential Agricultural |
| 4. Surrounding Zoning (Ex. #2): | Residential Agricultural – 10 Acre Minimum (R-A-10) to the north and west, Residential Agricultural – 2 Acre Minimum (R-A-2) to the south and east, and Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½) to the south, Natural Assets – 160 Acre Minimum (N-A-160) to the west. |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Vacant land to the north south, east, and west, and single family residential on large lots to the south and east. |
| 7. Project Data: | Total Acreage: 423.7 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. 662. 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. An Agricultural Preserve;
 - b. A Redevelopment Area;
 - c. An Airport Influence Area;
 - d. A Flood Zone; or,
 - e. A Fault Zone.
3. The project site is located within:
 - a. A MSHCP Criteria Area, Cell Groups I, L, and M, Cell Numbers: 2526, 2527, 2630, 2631, 2738, 2846;
 - b. A High Fire Area;
 - c. The City of Riverside Sphere of Influence;

- d. The Community of Lake Mathews;
 - e. The Gavilan Hills Policy Area;
 - f. The Ord. 663.10 Stephen's Kangaroo Rat Fee Area; and,
 - g. The Ord. 655 Mount Palomar Lighting Influence Area, Zone B (41.26 miles).
4. The subject site is currently designated as Assessor's Parcel Numbers 321150025, 321150026, 321150027, 321160050, 321160051, and 321160052.

NB: Is
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Date Prepared: 7/30/08
Date Revised:

ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA 662 Supervisorial District: First Existing Zoning: Residential Agricultural – 2 Acre Minimum (R-A-2), Residential Agricultural – 5 Acre Minimum (R-A-5) and Residential Agricultural – 10 Acre Minimum (R-A-10)

Area Plan: Lake Mathews/Woodcrest Acreage: 423.7

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Rural Community and Rural

Existing General Plan Land Use Designation: Estate Density Residential (2 Acre Minimum), Low Density Residential (1/2 Acre Minimum), Rural Mountainous (10 Acre Minimum), and Rural Residential (5 Acre Minimum).

Existing Policy Area(s) or Overlay(s): Gavilan Hills Policy Area

Existing Map(s) of Issue (cite GP figure # and page #): LMWAP Figure 4, "Policy Areas" page 29

Existing Text of Issue (cite GP page #, plus policy #, if applicable): LMWAP Table 3, "Adopted Specific Plans in the Lake Mathews/Woodcrest Area Plan" page 27

PROPOSED GENERAL PLAN CHANGES

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

Proposed General Plan Foundation: Open Space

Proposed General Plan Land Use Designation: Rural and Conservation

Proposed Change to Policy Area or Overlay: N/A

Proposed Change to Map (cite GP map name): LMWAP Figure 4, "Policy Areas" page 29, Modify the map to reflect the revised boundaries of Specific Plan No. 308.

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): Change the description of Specific Plan No. 308 from "Gavilan Hills Golf Course" to "Gavilan Hills Estates".

Case: **ENTITLEMENT/POLICY GPA 662**

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File: Y:\Planning Case Files-Riverside office\SP00308A1\GP\GPA00662 Checklist (8-20-08).doc

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell	X		Cell Groups J, L, and M, Cell Numbers: 2526, 2527, 2630, 2631, 2738, 2846
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 and Moderate potential for Liquefaction and Susceptible to Subsidence
High Fire Area	X		
Code Compliant		X	
MSHCP Conserved Land	X		Approximately 200 acres of core habitat lands east of Peidras Road will be preserved on-site as a biological reserve.
Access / Alternate Access Issues		X	
Water / Sewer Issues	X		Advanced treatment systems may be required.
City Sphere of Influence	X		Riverside
Proposed Annexation/ Incorporation Area		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

