

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

115B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
October 21, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 918 – (Technical & Entitlement/Policy Amendment) – Applicant: William Van Leeuwen – Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units Per Acre) and Open Space: Recreation (OS-R) – Location: Northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner Avenue – 91.85 Gross Acres - Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) and Watercourse, Watershed & Conservation Area (W-1) - **REQUEST:** The General Plan Amendment proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre), Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre); and, Open Space: Recreation (OS:R).

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment based on the attached report. 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 every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board.

Ron Goldman
Planning Director

RG:db

(CONTINUED ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE 10/27/08
Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Second

Agenda Number:

15.1

The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would 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 on 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.

Agenda Item No.: 6.2
Area Plan: Eastvale
Zoning District: Prado-Mira Loma
Supervisorial District: Second
Project Planner: Russell Brady
Planning Commission: October 1, 2008

General Plan Amendment No. 918
Applicant: William Van Leeuwen
Engineer/Rep.: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended adoption of an order to initiate the General Plan Amendment and the Planning Commission made the comments below. The Planning Director continues to recommend adoption of an order to initiate the General Plan Amendment. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Snell: Proceed. Concerned about the design of project.

Commissioner John Roth: No comment

Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: No comment

Commissioner John Petty: No Comment

Agenda Item No.: U-2
Area Plan: Eastvale
Zoning District: Prado-Mira Loma
Supervisorial District: Second
Project Planner: Russell Brady
Planning Commission: October 1, 2008

General Plan Amendment No. 918
Applicant: William Van Leeuwen
Engineer/Rep.: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 918 proposes to change the site's general plan land use designation from Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Open Space: Recreation (OS:R) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre), Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre); and, Open Space: Recreation (OS:R).

The proposed project is located in the Eastvale community of the Eastvale Area Plan of Western Riverside County; more specifically, the project is located northerly of the Santa Ana River, easterly of Cleveland Avenue, southerly of Citrus Street, and westerly of Hamner 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 a Technical and Entitlement/Policy Amendment, under Section 2.4.

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

RMP
9.16.08

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. 918 falls into the Technical and Entitlement/Policy Amendment categories, since it will make a minor change in the boundary of the General Plan so that it will more accurately reflect the Federal Emergency Management Agency's (FEMA) Map Flood Plane and will change the General Plan land use designation within the Community Development Foundation.

The Administration Element of the General Plan explains that the first finding and any one or more of the subsequent findings would justify a **technical amendment**. The findings for a Technical Amendment are:

- a. The proposed amendment would not change any policy direction or intent of the General Plan; and,
- b. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

The Administration Element of the General Plan explains that the first two findings and any one or more of the subsequent findings would justify an **entitlement/policy amendment**. The findings for an Entitlement/Policy Amendment 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 on the General Plan
- b. The proposed amendment would either contribute to the achievement of the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

Consideration Analysis for General Plan Technical Amendment:

First Required Finding: The first required finding explains that the proposed Amendment would not change any policy direction or intent of the General Plan. Given staff's review of the proposed Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) and the Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) land use designations. It is possible that the proposed designations could satisfy each of the General Plan Principals and Policies.

Second Required Finding: The second required finding explains that the proposed Amendment will include a minor change in the boundary of the land use designations and will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries. Upon staff's review it is believed that the proposed Amendment will more accurately reflect the FEMA Map Flood Plane for said property.

Consideration Analysis for General Plan Entitlement/Policy Amendment:

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 High Density Residential (HDR) (8 – 14 Dwelling Units per Acre) and a Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre) 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 staff's 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 Eastvale which is composed primarily of residential sub-divisions. 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 Citrus Street, Hamner Avenue, and Cleveland Avenue. 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 Citrus Street and portions of Hamner Avenue have developed as residential areas within the Eastvale Area Plan. 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. Existing General Plan Land Use (Ex. #6): Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) and Opens Space: Recreation (OS:R)
- 2. Existing Zoning (Ex. #2): Heavy Agriculture – 10 Acre Minimum (A-2-10) and

- | | |
|-----------------------------------|--|
| | Watercourse, Watershed & Conservation Areas (W-1) |
| 3. Surrounding Zoning (Ex. #2): | Planned Residential (R-4) and One Family Dwellings (R-1) to the north, City of Norco to the east, Watercourse, Watershed & Conservation Areas to the south and west (W-1), and Residential Agricultural – 1 Acre Minimum (R-A-1) to the west |
| 4. Existing Land Use (Ex. #1): | Single Family Residences, Agriculture, and Vacant Land |
| 5. Surrounding Land Use (Ex. #1): | Single Family Residences to the north, City of Norco to the east, Santa Ana River to the south, and a Single Family Residence to the west |
| 6. Project Data: | Total Acreage: 91.85 Gross Acres |

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. 918. 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 sphere of influence;
 - b. The Stephens Kangaroo Rat Fee Area;
 - c. A High Fire Area;
 - d. A county service area;
 - e. A community facilities district;
 - f. The boundaries of a Redevelopment Area;
 - g. An area drainage plan area; or,
 - h. A dam inundation area.
3. The project site is located within:
 - a. FEMA Flood Zone A
 - b. The boundaries of the Corona-Norco Unified School District;
 - c. A WRCMSHCP Criteria Cell;
 - d. The Santa Ana River Watershed;
 - e. The Santa Ana River Policy Area;
 - f. An area of high (high A) and low paleontological sensitivity;
 - g. An area susceptible to subsidence; and,
 - h. An area of high and very high liquefaction potential.

4. The subject site is currently designated as Assessor Parcel Number's: 152-050-035, 152-050-039, and 152-050-040.

TECHNICAL AMENDMENT

Case No. GPA 918 Supervisorial District: Second Existing Zoning: A-2-10 and W-1

Area Plan: Eastvale Acreage: 91.85

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: COMMUNITY DEVELOPMENT / OPEN SPACE

Existing General Plan Land Use Designation: Medium Density Residential / Recreation

Existing Policy Area(s) or Overlay(s): Santa Ana River 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 / OPEN SPACE

Proposed General Plan Land Use Designation: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre); High Density Residential (HDR) (8-14 Dwelling Units per Acre); and, Open Space: Recreation (OS:R)

Proposed Change to Policy Area or Overlay: Santa Ana River Policy Area

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	
Western Riverside County MSHCP Cell	X		Cell # 786
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A - 100 Year)	X		Flood review required
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within 1/2 Mile		X	
Liquefaction Potential; Subsidence	X		Liquefaction: High; Very High Subsidence: Susceptible
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues			
Water / Sewer Issues			
City Sphere of Influence		X	
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)	X		Santa Ana River Policy

TECHNICAL FINDINGS (Check all that apply)

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

Finding	Yes	No	Comment
The proposed amendment would not change any policy direction or intent of the General Plan.	X		See Staff Report
An error or omission needs to be corrected.		X	
A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.		X	
A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.		X	
A minor change of boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.	X		See Staff Report

* **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

ENTITLEMENT / POLICY AMENDMENT

Case No. GPA 918 Supervisorial District: Second Existing Zoning: A-2-10 and W-1

Area Plan: Eastvale Acreage: 91.85

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: COMMUNITY DEVELOPMENT / OPEN SPACE

Existing General Plan Land Use Designation: Medium Density Residential / Recreation

Existing Policy Area(s) or Overlay(s): Santa Ana River 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 / OPEN SPACE

Proposed General Plan Land Use Designation: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre); High Density Residential (HDR) (8-14 Dwelling Units per Acre); and, Open Space: Recreation (OS:R)

Proposed Change to Policy Area or Overlay: Santa Ana River Policy Area

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	
Western Riverside County MSHCP Cell	X		Cell # 786
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A - 100 Year)	X		Flood review required
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within 1/2 Mile		X	
Liquefaction Potential; Subsidence	X		Liquefaction: High; Very High Subsidence: Susceptible
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues			
Water / Sewer Issues			
City Sphere of Influence		X	
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)	X		Santa Ana River Policy

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

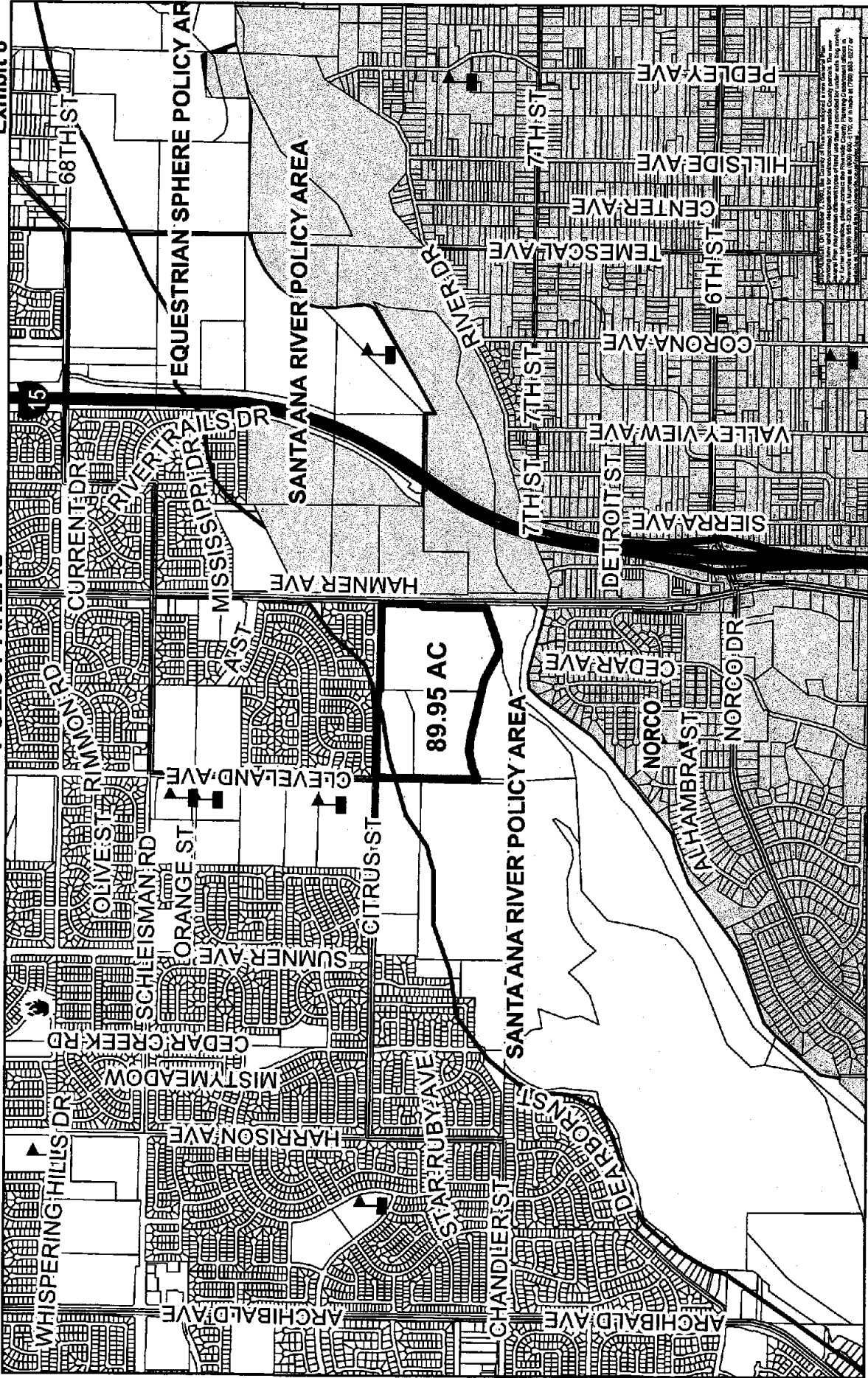
Supervisor Tavaglione
District 4

Date Drawn: 2/15/08

GPA00918

POLICY AREAS

Planner: Amy Aldana
Date: 2/20/08
Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Prado-Mira Loma
Township/Range: T2SR7W
Section : 36

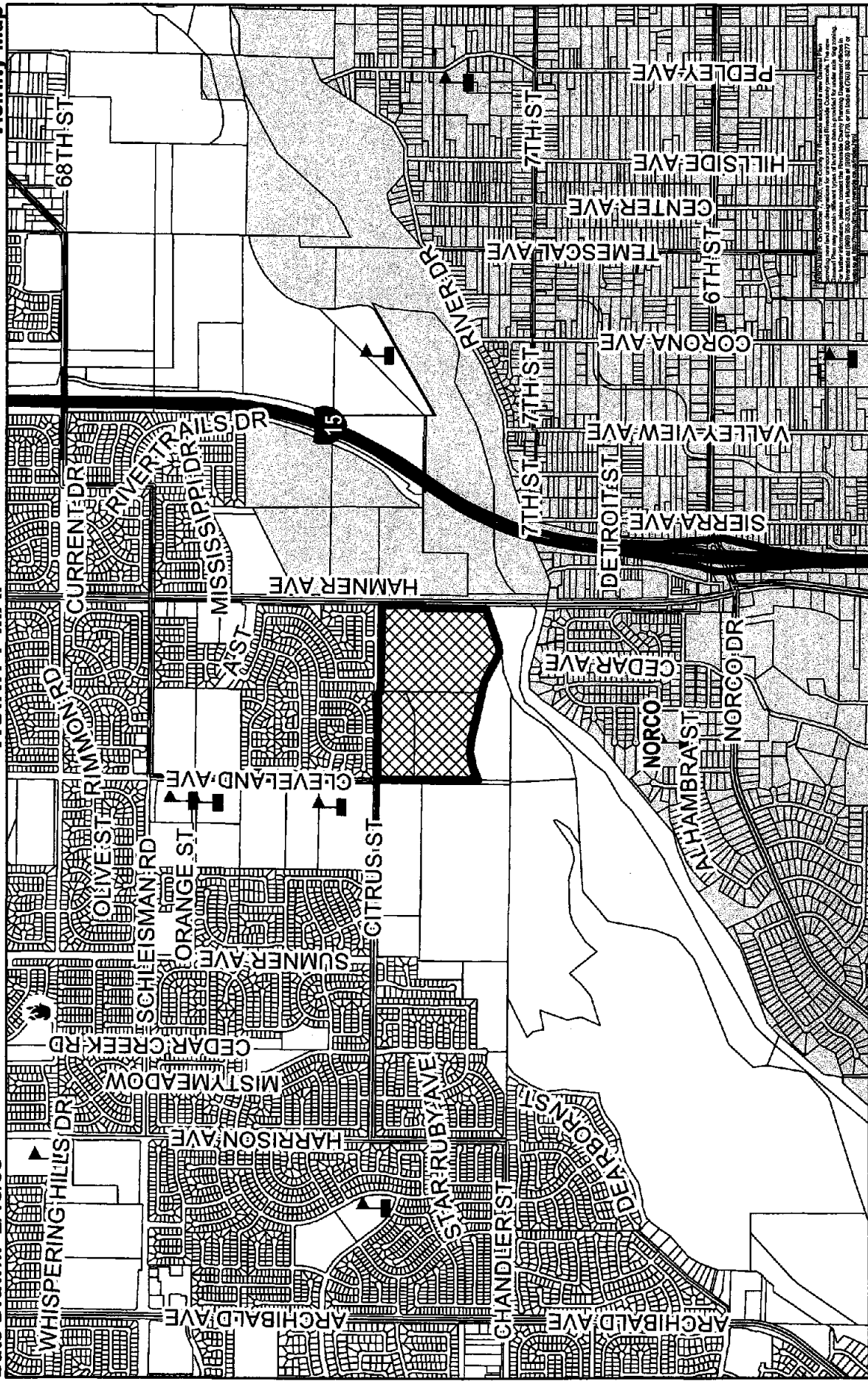
Assessors
Bk. Pg. 152-05
Thomas
Bros. Pg. 713 D2

0 2,250 4,500 9,000 13,500 Feet

Supervisor Tavaglione
District 4
Date Drawn: 2/15/08

GPA00918
VICINITY MAP

Planner: Amy Aldana
Date: 2/20/08
Vicinity Map

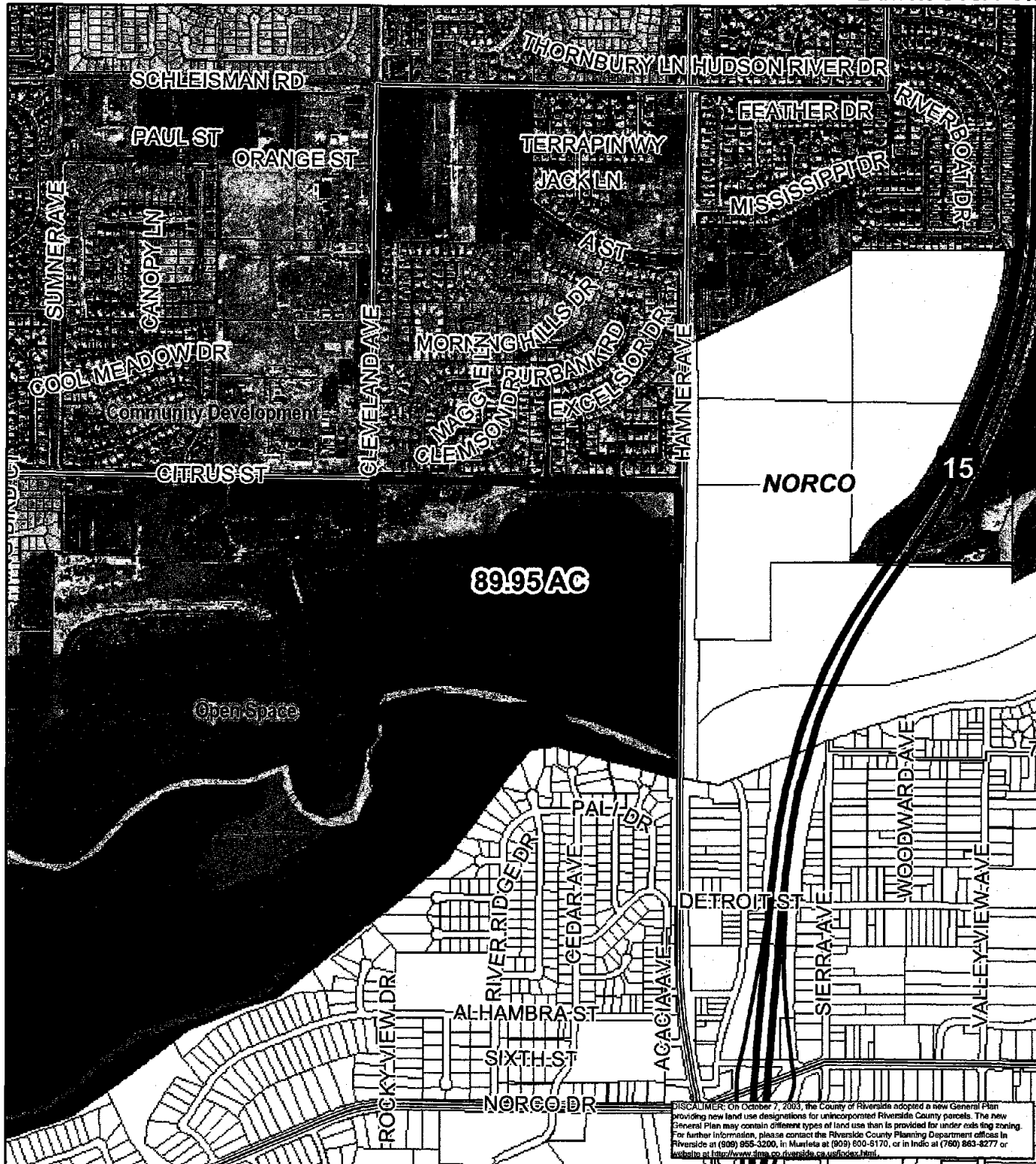


Zone
District: Prado-Mira Loma
Township/Range: T2SR7W
Section : 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

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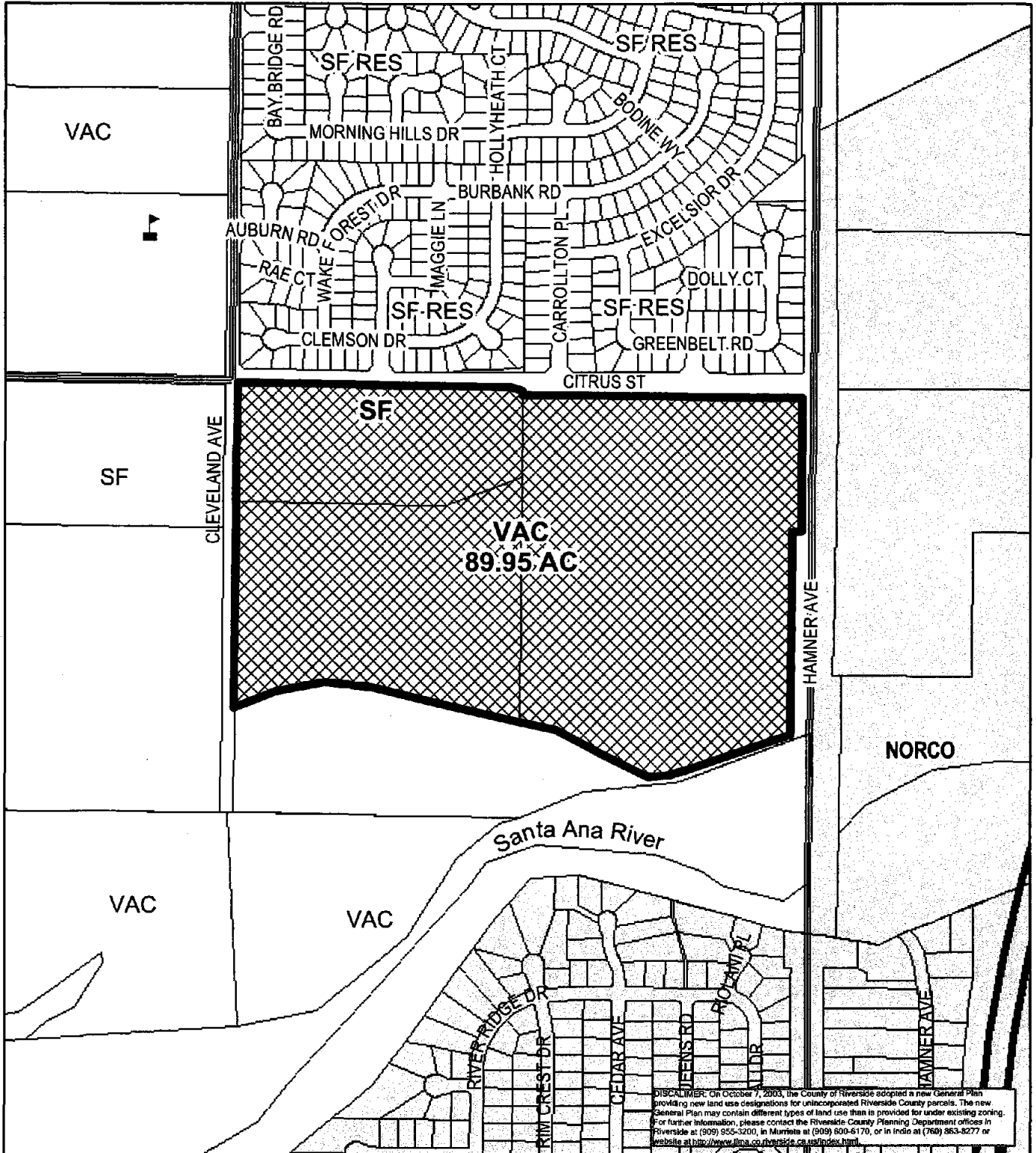
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.fpmc.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

District
 Plan: Prado-Mira Loma
 Township/Range: T2SR7W
 Section: 36



Assessors
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 Thomas
 Bros. Pg. 713 D2



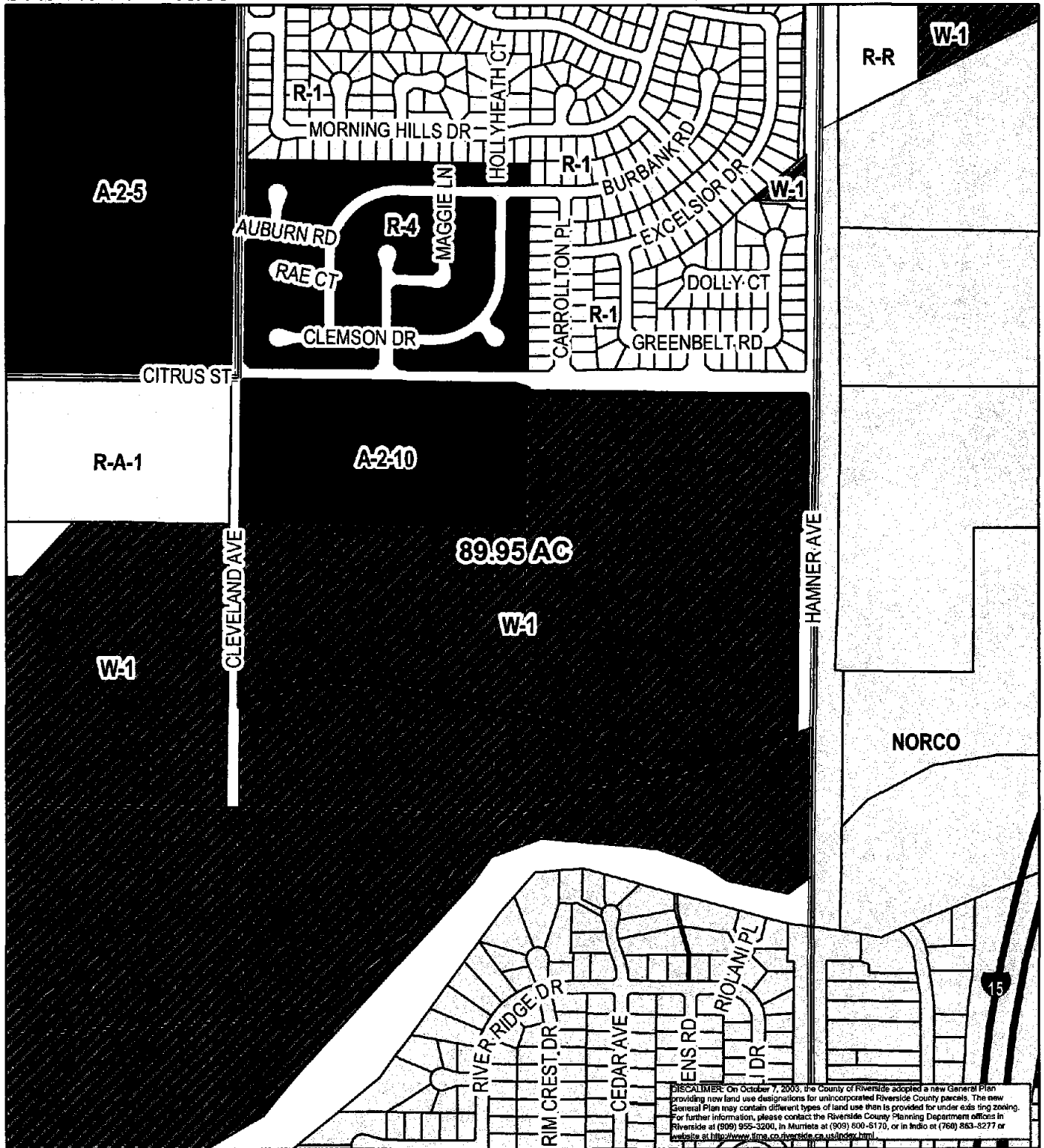
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Zone
District: Prado-Mira Loma
Township/Range: T2SR7W
Section : 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

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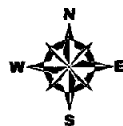


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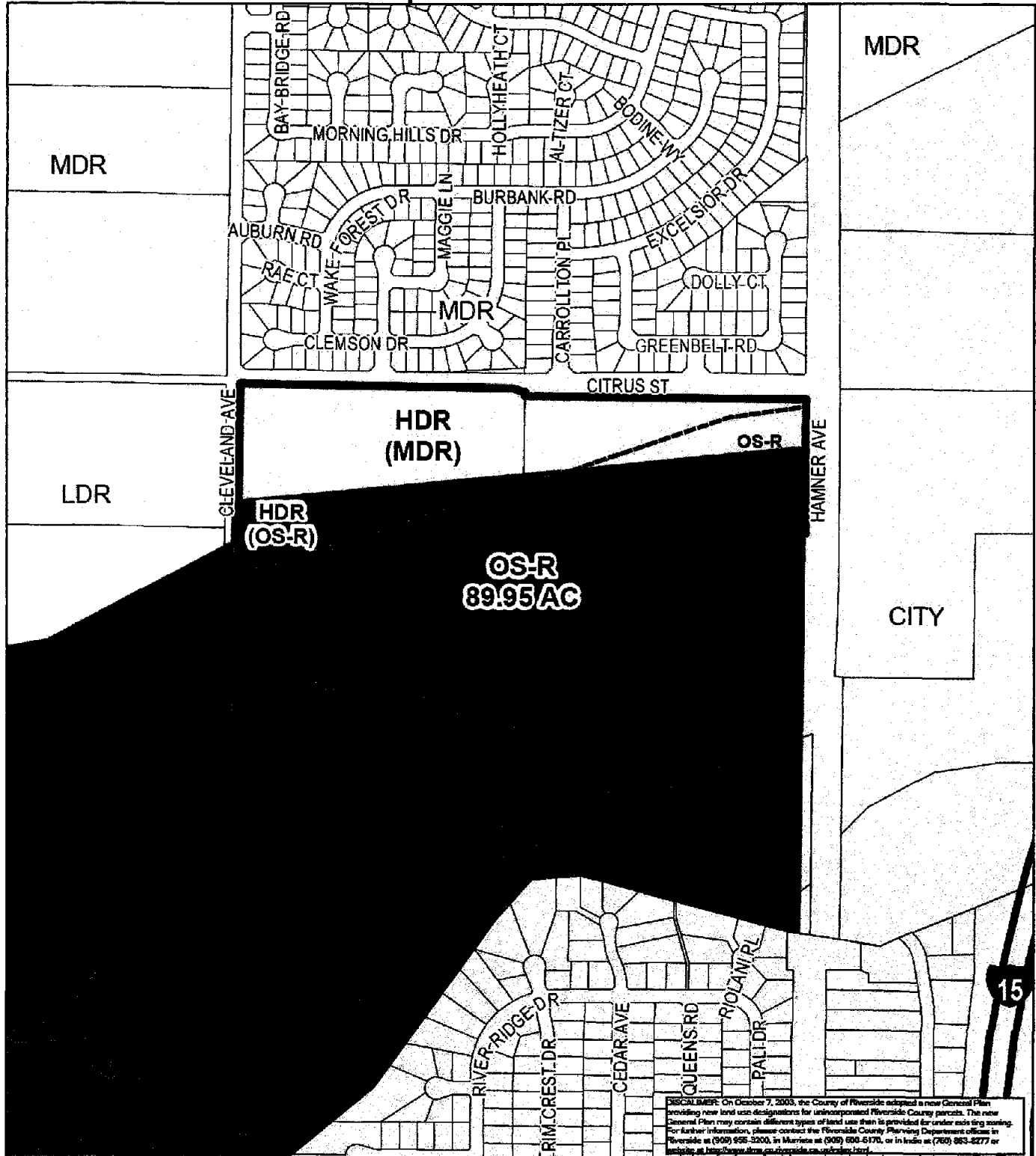
Zone
 District: Prado-Mira Loma
 Township/Range: T2SR7W
 Section : 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

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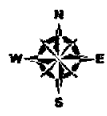
Proposed General Plan



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Prado-Mira Loma
 Township/Range: T2SR7W
 Section : 36



Assessors
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 Thomas
 Bros. Pg. 713 D2



Applicant:

William Van Leeuwen
13000 Citrus Street
Corona, CA 92880

Engineer/Representative:

Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506

Applicant:

William Van Leeuwen
13000 Citrus Street
Corona, CA 92880