

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
October 21, 2008

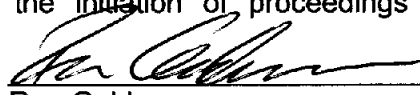
**SUBJECT: GENERAL PLAN AMENDMENT NO. 971** – (Entitlement/Policy Amendment) – Applicant: Hamner Retail, LLC – Engineer / Representative: KWC Engineers - Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units Per Acre) – Location: Northerly of A Street, easterly of Raymond Drive, southerly of Schleisman Road, and westerly of Hamner Avenue – 5.53 Gross Acres - Zoning: Heavy Agriculture – 5 Acre Minimum (A-2-5) and Heavy Agriculture – 10 Acre Minimum (A-2-10) - **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) to a Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) land use designation.

**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. 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



Ron Goldman  
Planning Director

**(CONTINUED ON ATTACHED PAGE)**

RG:db

**REVIEWED BY EXECUTIVE OFFICE**  
DATE 10/27/08  
Tina Grande  
Departmental Concurrence

**REVIEWED BY EXECUTIVE OFFICE**  
DATE \_\_\_\_\_  
Tina Grande

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

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.: 6.4**  
**Area Plan: Eastvale**  
**Zoning District: Prado-Mira Loma**  
**Supervisorial District: Second**  
**Project Planner: Russell Brady**  
**Planning Commission: October 1, 2008**

**General Plan Amendment No. 971**  
**Applicant: Hamner Retail, L.L.C.**  
**Engineer/Rep.: KWC Engineers**

## **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. No comment

Commissioner John Roth: No comment

Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: No comment

Commissioner John Petty: No Comment

Agenda Item No.: W-4  
Area Plan: Eastvale  
Zoning District: Prado-Mira Loma  
Supervisory District: Second  
Project Planner: Russell Brady  
Planning Commission: October 1, 2008

General Plan Amendment No. 971  
Applicant: Hamner Retail, L.L.C.  
Engineer/Rep.: KWC Engineers

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 971** 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) to a Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) land use designation.

The proposed project is located in the Eastvale community of the Eastvale Area Plan of Western Riverside County; more specifically, northerly of A Street, easterly of Raymond Drive, southerly of Schleisman Road, 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 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.

RA  
9-22-08

**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. 971 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: It is reasonable to assume that a Community Development: Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio) 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 designations could satisfy each of the General Plan Principals and Policies.
- (3) Any Foundation Component designation in the General Plan: The project designation would not change the Foundation Component of the General Plan. Therefore, 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 emphasizes compatibility of adjacent uses. A Community Development: Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio) land use designation for the subject property is assumed to be compatible with the adjacent land use designations. 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 "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." The Land Use Element of the General Plan emphasizes the expansion of basic employment job opportunities. A Community Development: Commercial Retail (CR) (0.20 – 0.35 Floor Area Ratio) land use designation for the subject property is assumed to expand the basic employment job opportunities. The proposed Amendment is highly consistent with the General Plan Land Use Element and with the pattern of existing development in the surrounding area. 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)
2. Existing Zoning (Ex. #2): Heavy Agriculture – 5 Acre Minimum (A-2-5) and Heavy Agriculture – 10 Acre Minimum (A-2-10)
3. Surrounding Zoning (Ex. #2): Heavy Agriculture – 5 Acre Minimum (A-2-5) to the north, One Family Dwellings (R-1) and Rural Residential (R-R) to the east, One Family Dwellings (R-1) to the south, and Planned Residential (R-4) to

- |                                   |  |
|-----------------------------------|--|
|                                   | the west   |
| 4. Existing Land Use (Ex. #1):    | Vacant Land  |
| 5. Surrounding Land Use (Ex. #1): | Vacant Land to the north, Single Family Residential to the east, south, and west |
| 6. Project Data:                  | Total Acreage: 5.53 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. 971. 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 Flood Zone;
  - d. A High Fire Area;
  - e. WRCMSHCP Criteria Cell;
  - 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. The boundaries of the Corona-Norco Unified School District;
  - b. The Jurupa Community Service District;
  - c. The Santa Ana River Watershed;
  - d. An area of high (High A) paleontological sensitivity;
  - e. An area susceptible to subsidence; and,
  - f. An area of high liquefaction potential.
4. The subject site is currently designated as Assessor Parcel Number's: 152-050-020.

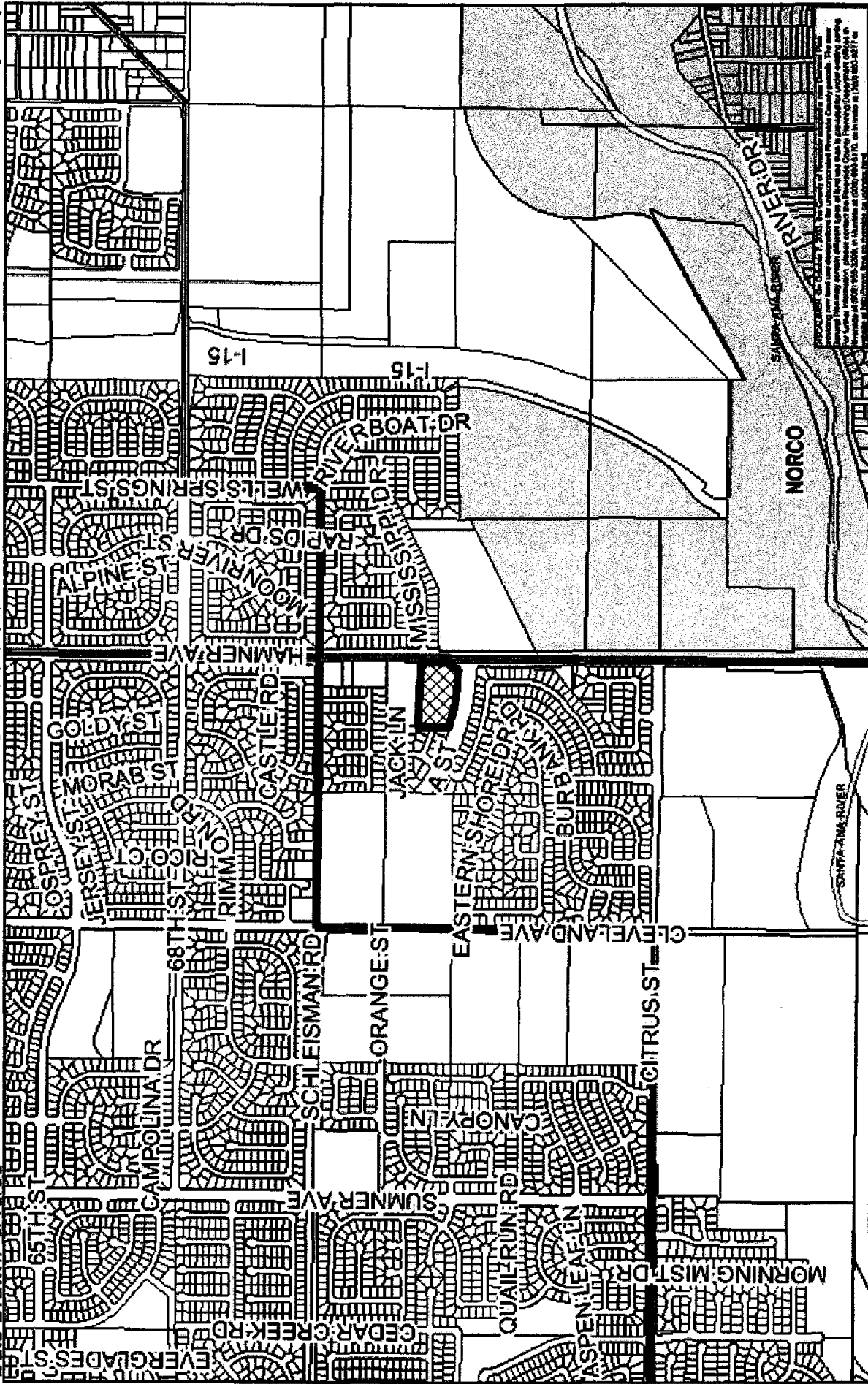
Supervisor Tavaglione  
District 2

Date Drawn: 6/16/08

**GPA00971**

**VICINITY MAP**

Planner: Andrew Gonzalez  
Date: 7/23/08  
Vicinity Map



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

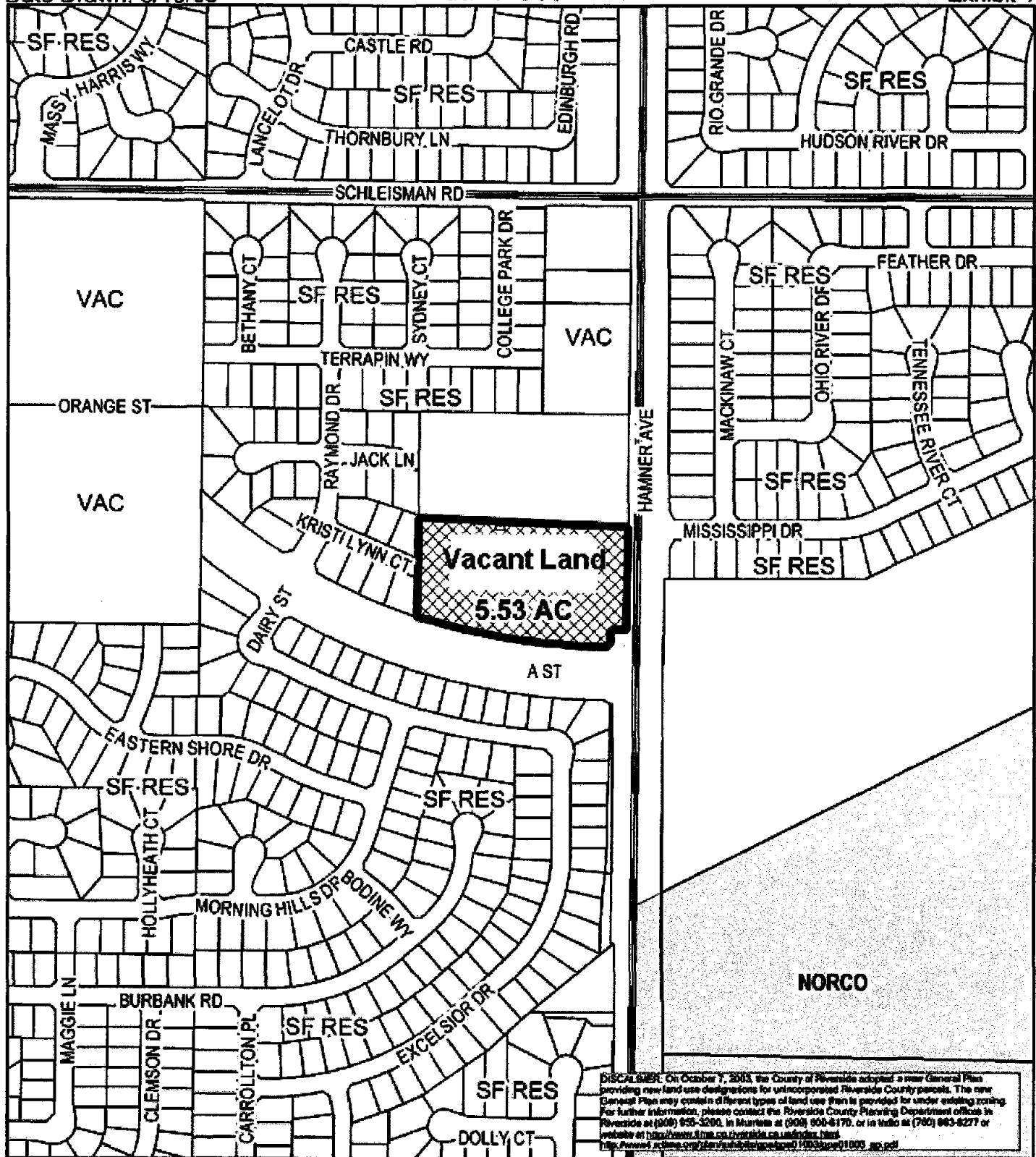
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
Bk. Pg. 152-05  
Thomas  
Bros. Pg. 713 D1

0 1,500 3,000 6,000 9,000

Feet

PROPERTY OF RIVERSIDE COUNTY PLANNING DEPARTMENT. THIS MAP IS A PUBLIC RECORD AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS MAP. THE PLANNING DEPARTMENT IS NOT RESPONSIBLE FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS MAP.

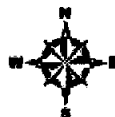


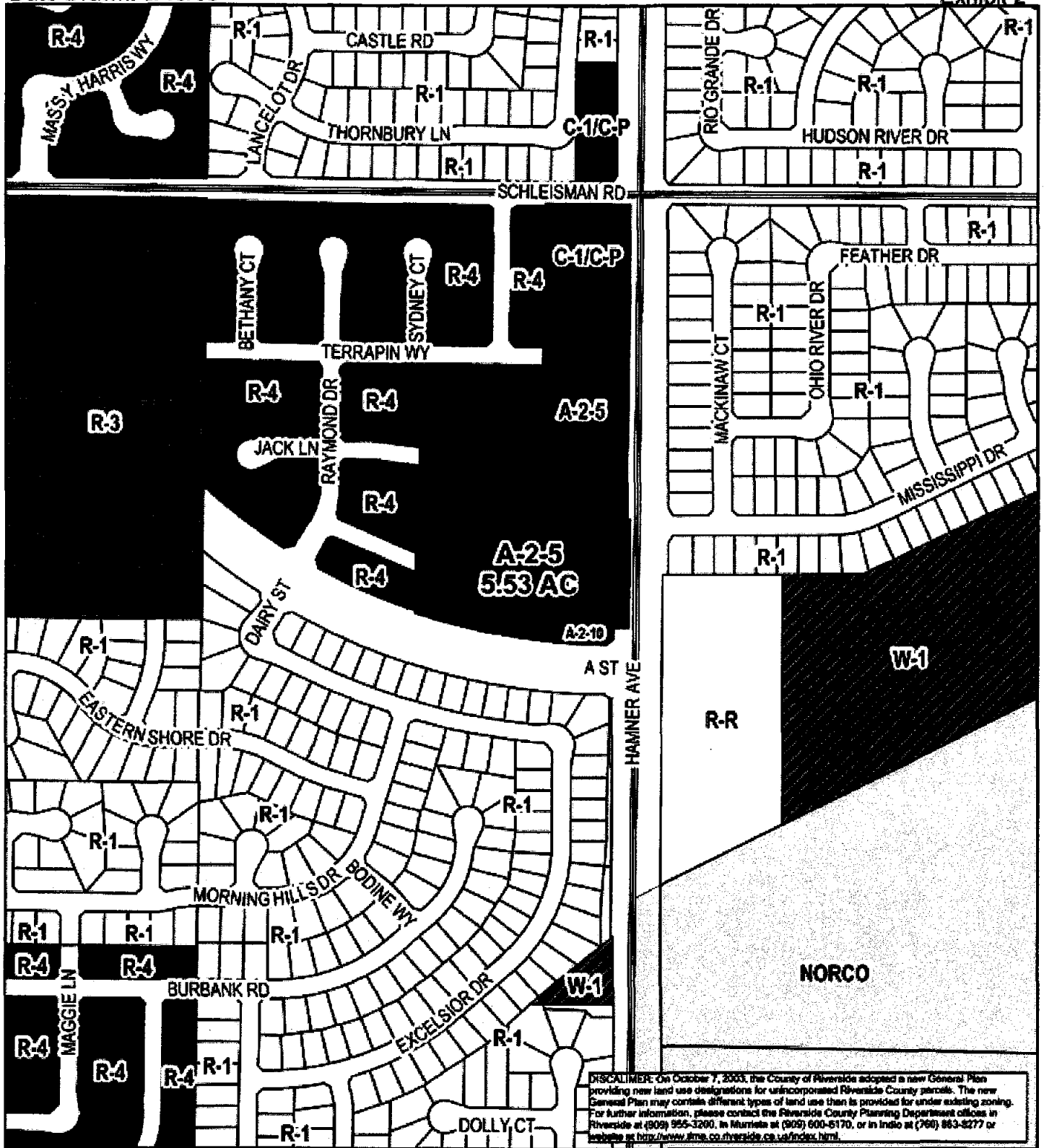
DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (909) 955-3200, in Murrieta at (909) 900-6170, or in Indio at (760) 963-6277 or website at <http://www.ci.riverside.ca.us/index.html> <http://www.ci.murrieta.ca.us/index.html> <http://www.ci.indio.ca.us/index.html>

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

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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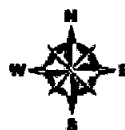


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Zone  
 District: Prado-Mira Loma  
 Township/Range: T2SR7W  
 Section : 36

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Supervisor Tavaglione  
District 2

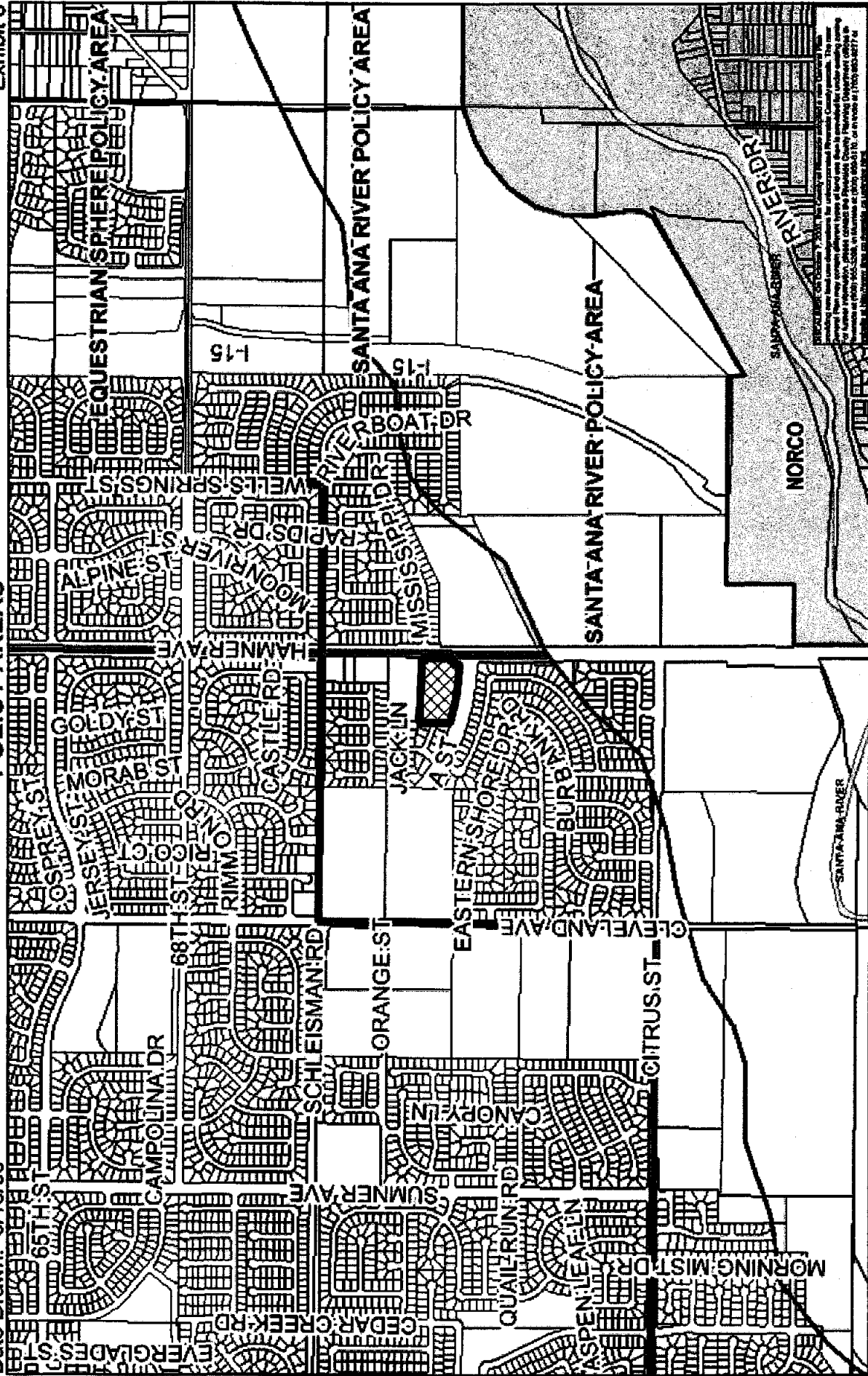
**GPA00971**

Planner: Andrew Gonzalez  
Date: 7/23/08

Date Drawn: 6/16/08

**POLICY AREAS**

Exhibit 8



This map was prepared by the Riverside County Planning Department. The information shown on this map is for informational purposes only and does not constitute a contract. The Riverside County Planning Department is not responsible for any errors or omissions on this map. For more information, please contact the Riverside County Planning Department at (951) 955-4577 or visit our website at www.riversidecountyplanning.com.

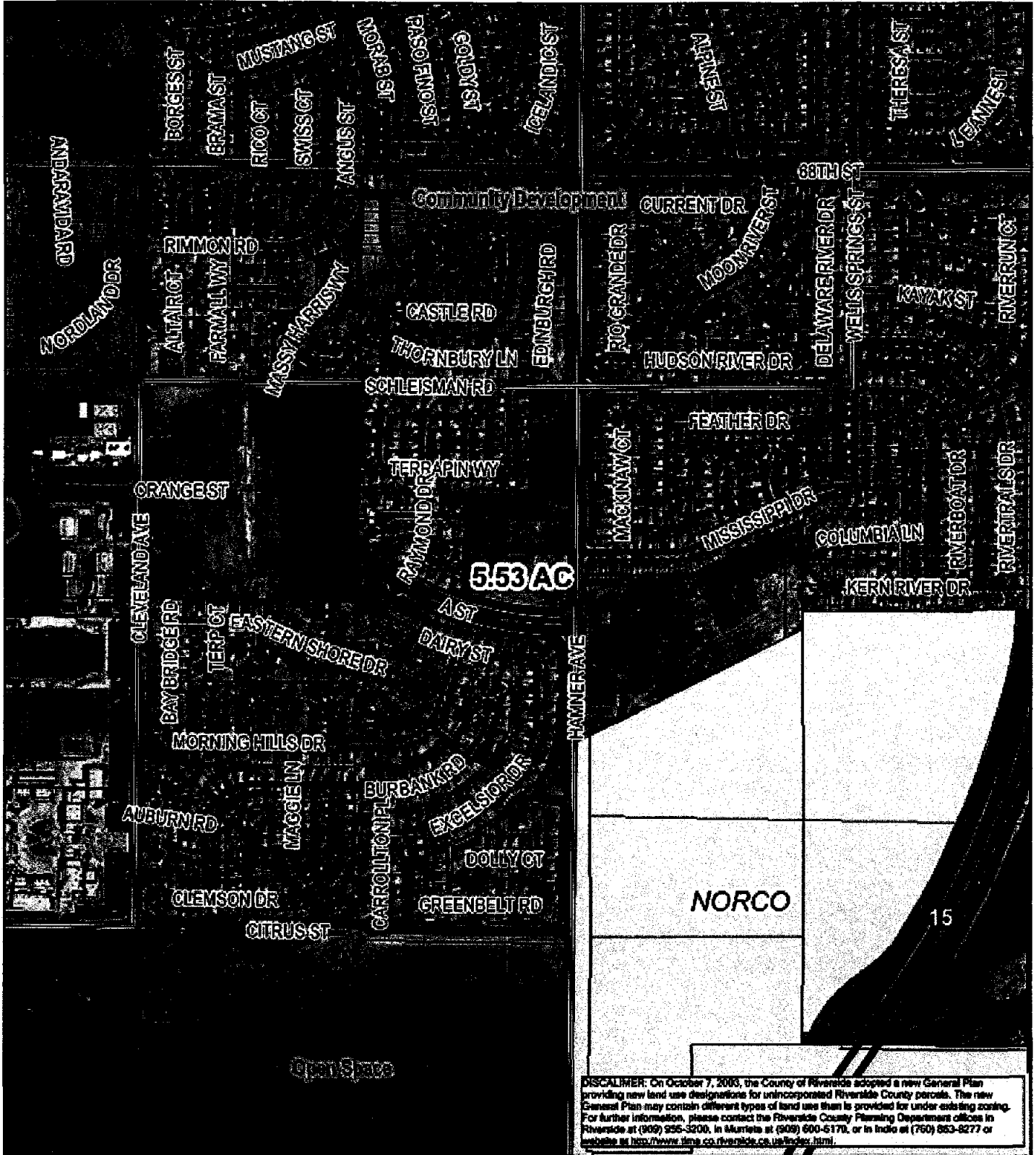
Zone  
District: Prado-Mira Loma  
Township/Range: T2SR7W  
Section : 36

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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Bros. Pg.



**DEVELOPMENT OPPORTUNITY**



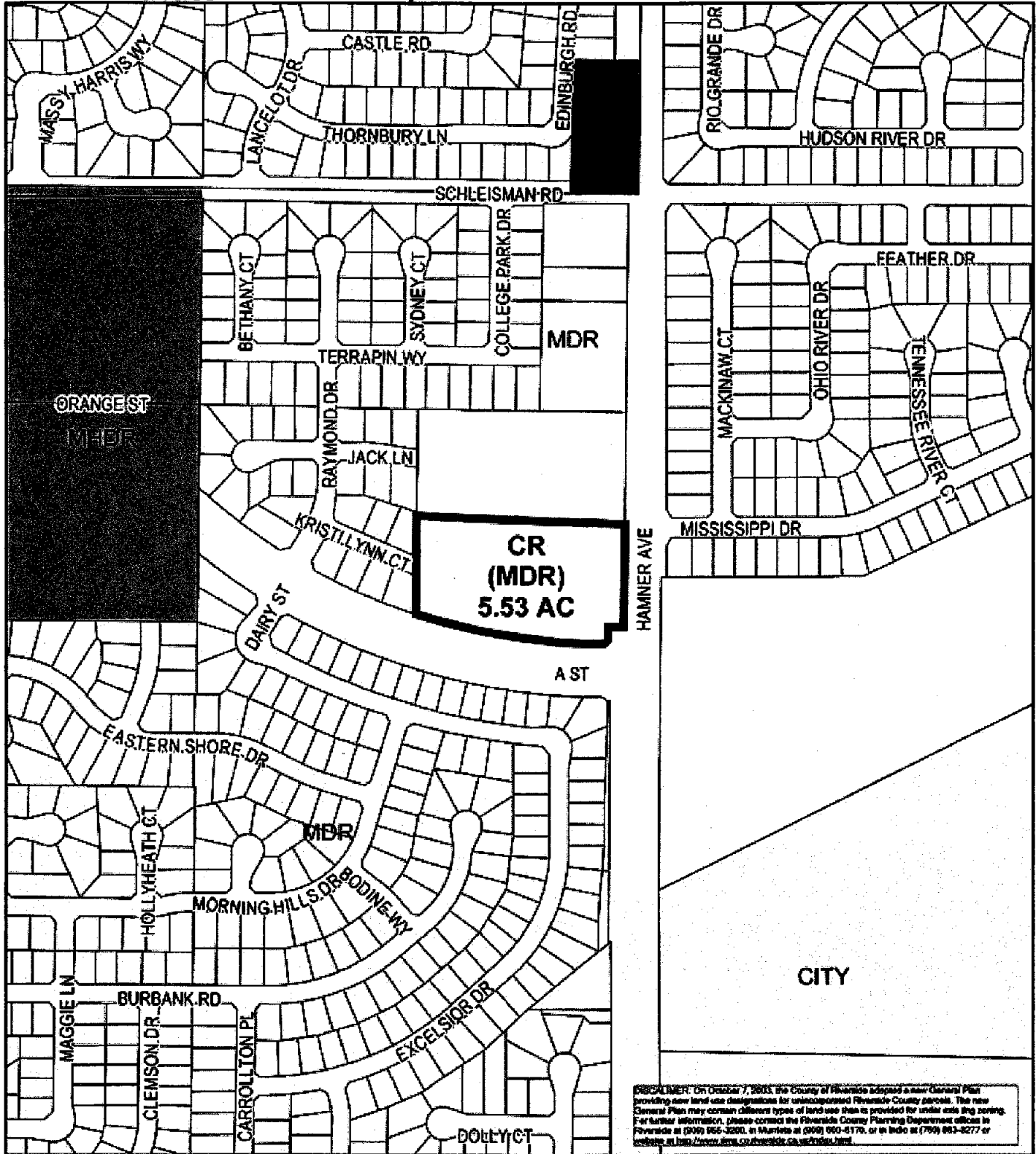
District  
 Plan: Prado-Mira Loma  
 Township/Range: T2SR7W  
 Section: 36

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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**Proposed General Plan**



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

**RIVERSIDE COUNTY PLANNING DEPARTMENT**



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# ENTITLEMENT / POLICY AMENDMENT

Case No. GPA971 Supervisorial District: Second Existing Zoning: A-2-5 & A-2-10

Area Plan: Eastvale Area Plan Acreage: 5.53 Gross Acres

## EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development  
Existing General Plan Land Use Designation: Medium Density Residential (MDR) (2 - 5 Dwelling Units per Acre)  
Existing Policy Area(s) or Overlay(s): None  
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: Commercial Retail (CR) (0.20 - 0.35 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

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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		High Susceptible
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	
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)		X	

**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	
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		See Staff Report
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:**

<b>Department</b>	<b>Comments</b>
Planning	See Staff Report
Transportation	N/A
EPD	N/A
Fire	N/A
Flood	N/A
Building and Safety	N/A
Geologist	N/A



Applicant:

Hamner Retail, L.L.C.  
34 Tesla, Suite 200  
Irvine, CA 92618

Engineer/Representative:

KWC Engineers  
1880 Compton Avenue, Suite 100  
Corona, CA 92881

Owner:

Hamner Retail, L.L.C.  
34 Tesla, Suite 200  
Irvine, CA 92618

