

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

310B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 1, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 1010 (Foundation - Regular) – Applicant: Victoria Bastida – Engineer / Representative: Miguel B. Sanchez - Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Easterly of Retreat Parkway, southerly of Weirick Road, and westerly of the I-15 Freeway – 25.22 Gross Acres - Zoning: Residential Agriculture - 5 Acre Minimum (R-A-5) - **REQUEST:** Propose to amend General Plan foundation component for the subject property from RURAL COMMUNITY (RC) to COMMUNITY DEVELOPMENT (CD) and to amend General Plan land use designation from Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Community Development: Estate Density Residential (CD:EDR) (2 Acre Minimum)

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 Commission

Ron Goldman
Planning Director

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REVIEWED BY EXECUTIVE OFFICE

DATE 11/1/08
Jina Grande
Departmental Concurrence

Policy

Consent

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

Prev. Agn. Ref.

District: Second

Agenda Number:

15.3

The Honorable Board of Supervisors

RE: **GENERAL PLAN AMENDMENT NO. 1010** (Foundation - Regular)

November 1, 2008

Page 2 of 2

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.: 6.9
Area Plan: Temescal Canyon
Zoning District: El Cerrito
Supervisorial District: Second
Project Planner: Amy Aldana
Planning Commission: September 17, 2008

General Plan Amendment No. 1010
(Foundation – Regular)
E.A. Number: 41794
Applicant: Victoria Bastida
Engineer/Rep.: Miguel B. Sanchez

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended an order initiating proceedings for General Plan Amendment No. 1010 to change the foundation component from Rural Community (RC) to Community Development (CD) and the General Plan land use designation from Estate Density Residential (RC-EDR) to Estate Density Residential (CD-EDR) for an approximately 25.22-acre property located easterly of Retreat Parkway, southerly of Weirick Road, and westerly of the I-15 Freeway. The Planning Commission made the comments below. The Planning Director continues to recommend a change, including additional parcels (APNs 282-100-018, 282-140-002, and 282-140-025) as commented by the Planning Commission, from Rural Community (RC) to Community Development (CD) and the General Plan land use designation from Rural Community: Estate Density Residential (RC-EDR) to Community Development: Estate Density Residential (CD-EDR). For additional information regarding this case, see the attached Planning Department Staff Report.

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

- Commissioner John Roth:** Developing a specific plan on the proposed site would destroy the rural character of the area.
- Commissioner John Snell:** . The proposal may not be appropriate as recommended, but extending the request to include the three adjacent parcels to the north (Assessor Parcel Numbers 282-100-018, 282-140-002, and 282-140-025) would improve the possibility of development. Commission Snell recommended maintaining the rural character of the area.
- Commissioner John Petty:** No comment
- Commissioner Jim Porras:** No comment
- Commissioner Jan Zuppardo:** No comment

Agenda Item No.: 6.9
Area Plan: Temescal Canyon
Zoning District: El Cerrito
Supervisory District: Second
Project Planner: Amy Aldana
Planning Commission: Sept. 17, 2008
Continued from: August 12, 2008

General Plan Amendment No. 1010
(Foundation – Regular)
E.A. Number: 41794
Applicant: Victoria Bastida
Engineer/Rep.: Miguel B. Sanchez

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and land use designation from "Rural Community: Estate Density Residential" (EDR-RC) (2 Ac. Min.) to Community Development: Estate Density Residential (CD:EDR) (2 Ac Min.) for an approximately 25.22-acre property. The project is located easterly of Retreat Parkway, southerly of Weirick Road, and westerly of the I-15 Freeway.

FURTHER PLANNING CONSIDERATIONS:

August 26, 2008

The proposal was discussed at the August 12, 2008 Planning Commission meeting where the Commission directed staff and the applicant to meet so that any additional information the applicant could provide would be considered. Subsequently, a meeting was held August 21, 2008 between the applicant and the Planning Department to discuss the proposal further.

Staff as well as the Planning Commission was concerned that the proposal with only the three parcels specified (APN's 282-140-007, 282-140-010 and 282-140-019) would not be feasible. However, staff feels that the current Rural Community Foundation Component is somewhat out of place for the area that is predominantly surrounded by the Community Development Foundation Component with the exception of some Open Space to the north and west. Therefore; staff and the applicant agreed that it would be logical to recommend that the entire block (APN's 282-140-002, 282-140-025, 282-140-018, 282-160-001, 282-160-012, 282-160-015, 282-160-004, 282-160-014, 282-160-013, 282-160-022, 282-150-006, 282-160-006, 282-150-007, 282-150-008, 282-150-005 and 282-150-007) of Rural Community: Estate Density Residential be changed to Community Development: Estate Density Residential. This change would allow the current minimum lot size to be maintained and the Foundation Component pattern would be more consistent.

At the time of the meeting, no new evidence was provided regarding sewer and water availability for the area. Primary access to the site as proposed by the applicant is provided via Bedford Motor Way. Public secondary access remains an issue to the site as proposed.

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1010 from Rural Community: Estate Density Residential to Community Development: Estate Density Residential **would be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

Agenda Item No.: 5.28
Area Plan: Temescal Canyon
Zoning District: El Cerrito
Supervisory District: Second
Project Planner: Amy Aldana
Planning Commission: August 12, 2008

General Plan Amendment No. 1010
E.A. Number: 41794
Applicant: Victoria Bastida
Engineer/Rep: Miguel B. Sanchez

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and land use designation from "Rural Community: Estate Density Residential" (EDR-RC) (2 Ac. Min.) to a Specific Plan for an approximately 25.22-acre property. The project is located easterly of Retreat Parkway, southerly of Weirick Road, and westerly of the I-15 Freeway.

ISSUES:

The proposed site is located within the community of El Cerrito, an area defined by its ranch-like atmosphere and continued rural lifestyle. A single family residence exists on the proposed site and parcels to the north are vacant or include mobile homes. Parcels to the south and west include single family residences, mobile homes, or are vacant and represent compatibility and consistency for the rural way of life of the community.

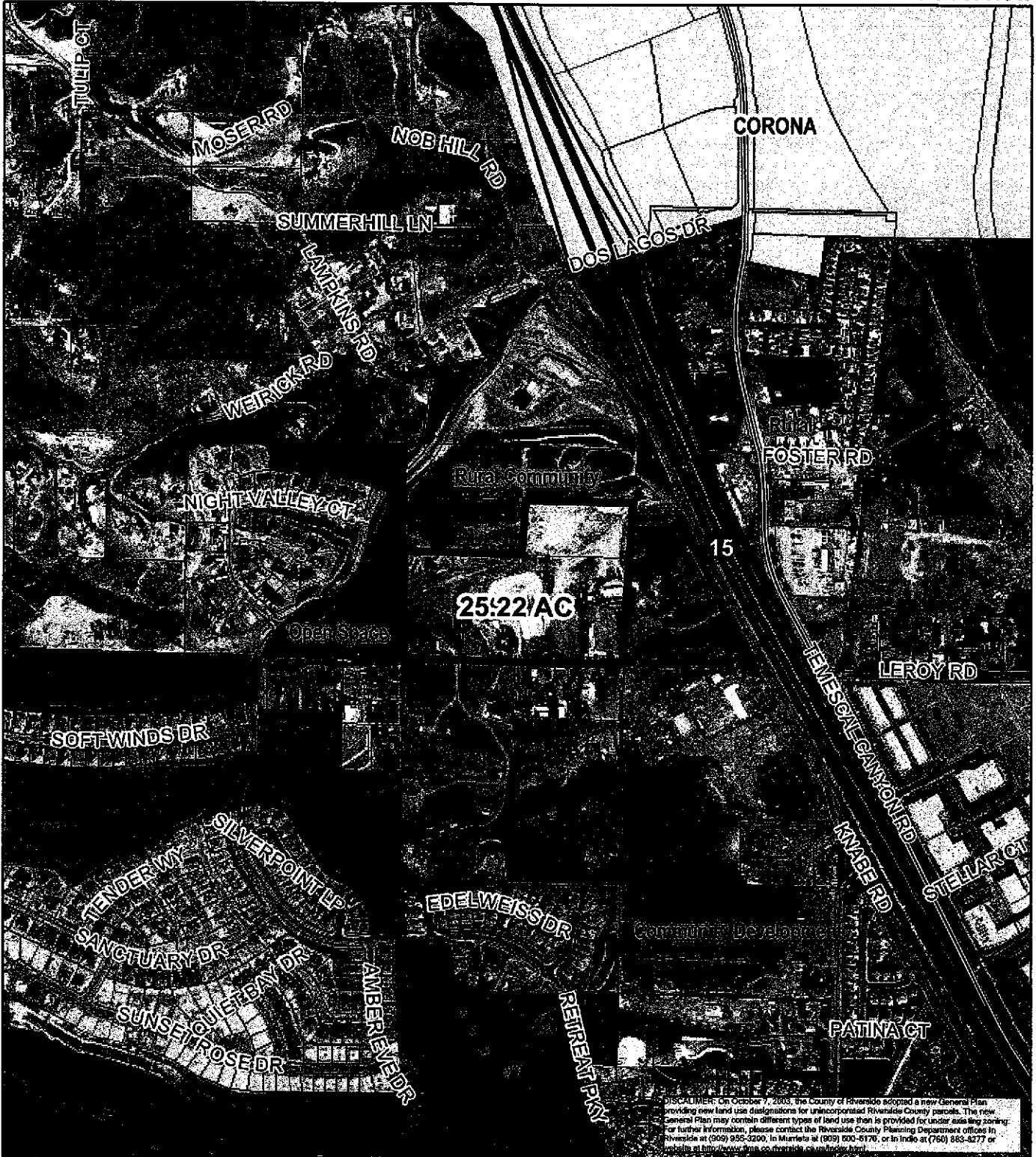
Parcels to the east and southeast are located adjacent to the I-15 Freeway and reflect industrial uses. Industrial and commercial uses are commonplace along the I-15 Freeway and provide the greatest opportunity for community development in achieving a satisfactory interface with local and regional conditions.

Substantial evidence has not been provided to show that new conditions or circumstances are present in the area to justify the proposed change. The proposed change would be contrary to the existing plan and conflicts with the overall Riverside County Vision in that it does not sustain the rural environment commonplace to the community.

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1010 from Rural Community: Low Density Residential to a Specific Plan **would not be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

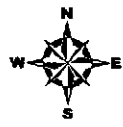
The project site is currently designated as Assessor's Parcel Number 282-140-007, 282-140-010, and 282-140-019.



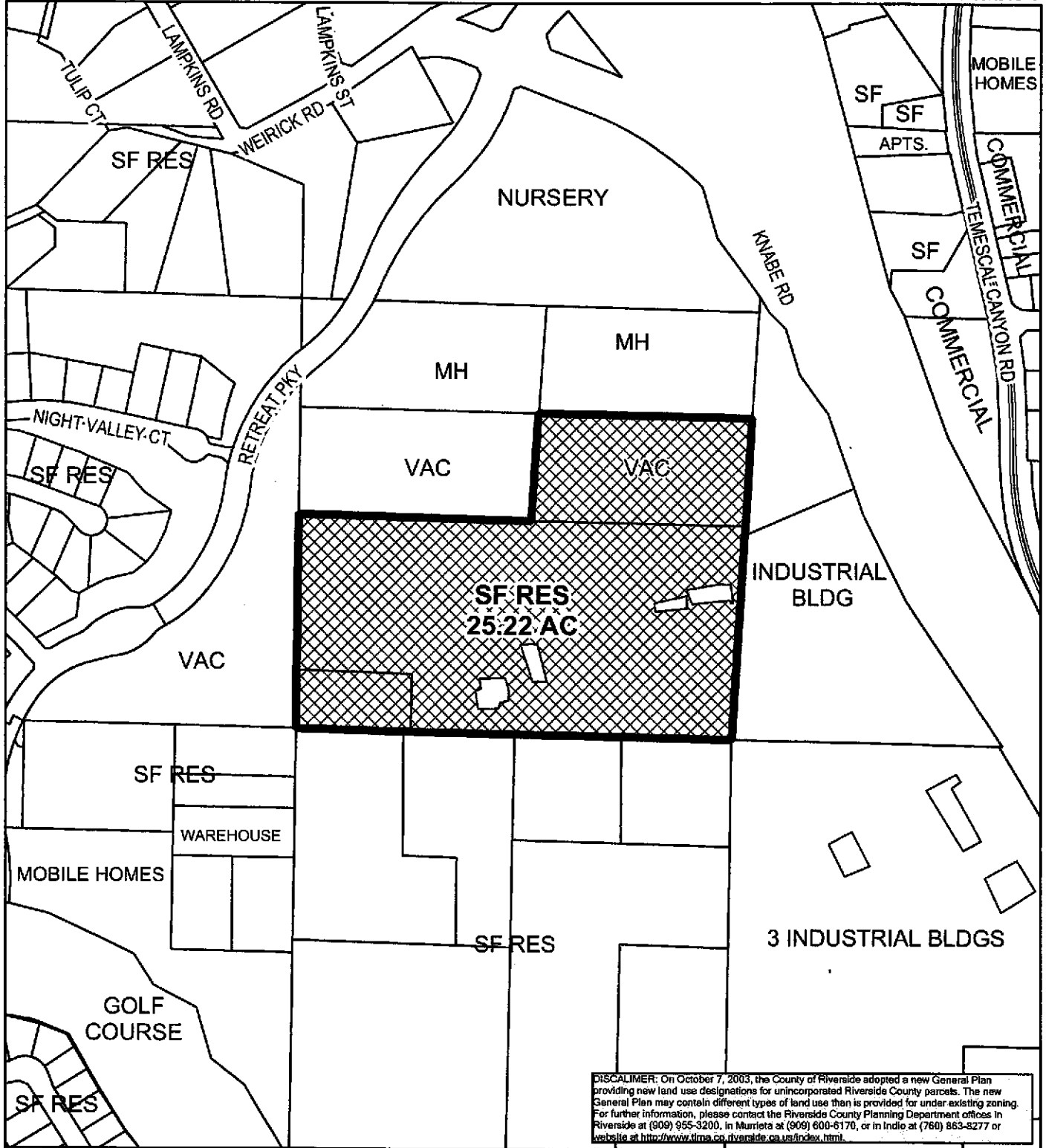
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 800-5170, or in Indio at (760) 863-3277 or website at <http://www.ira.com/riverside.ca.us/index.html>

District
 Plan: El Cerrito
 Township/Range: T4SR6W
 Section: 21

RIVERSIDE COUNTY PLANNING DEPARTMENT

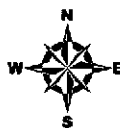


Assessors
 Bk. Pg. 282-14
 Thomas
 Bros. Pg. 804 B1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: El Cerrito
Township/Range: T4SR6W
Section: 21



Assessors
Bk. Pg. 282-14
Thomas
Bros. Pg. 804 B1

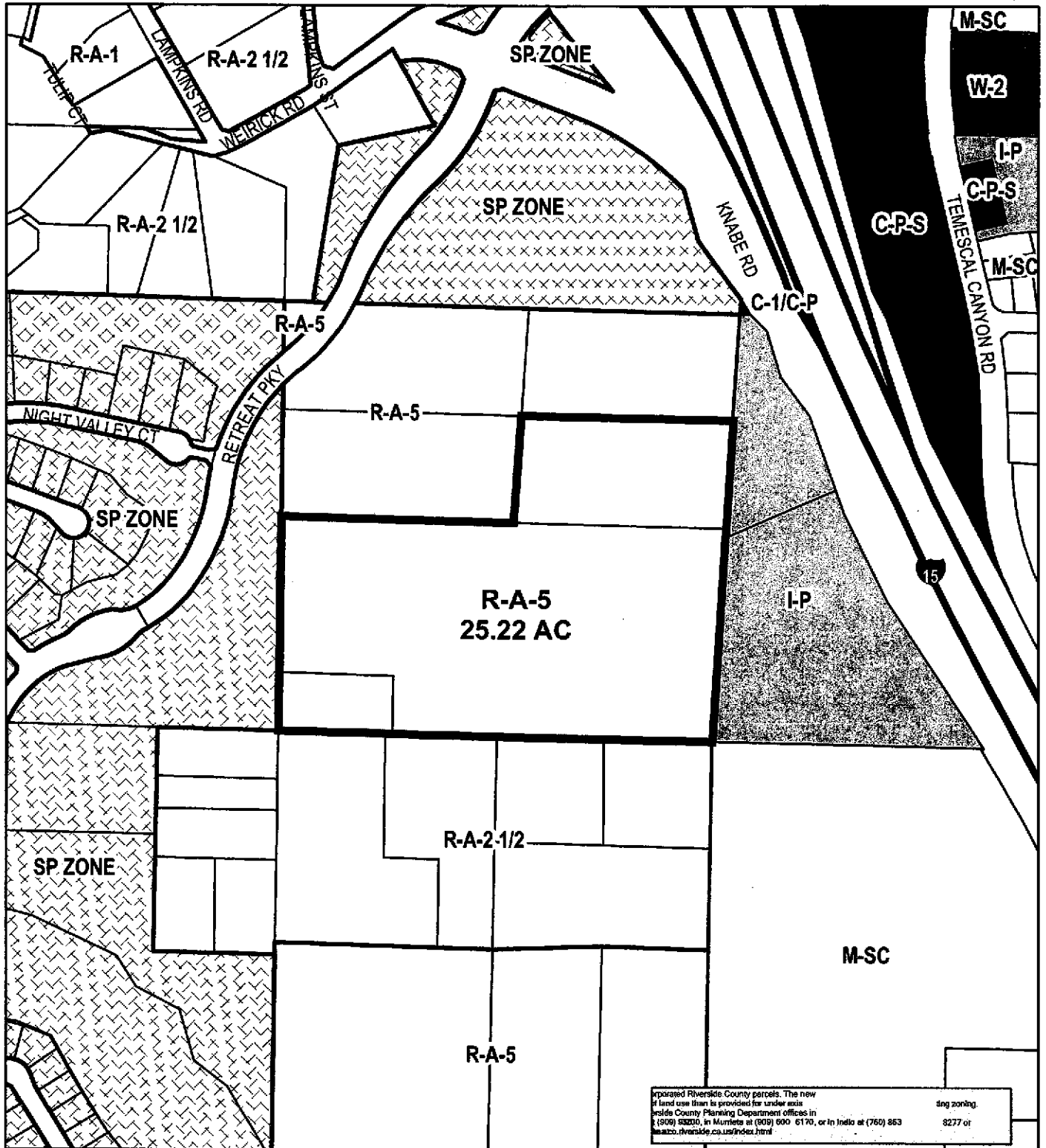


Supervisor Tavaglione
District 2
Date Drawn: 3/10/08

GPA01010

EXISTING ZONING

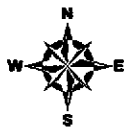
Planner: Amy Aldana
Date: 3/11/08
Exhibit 2



Unincorporated Riverside County parcels. The new
of land use than is provided for under exist
Riverside County Planning Department offices in
(909) 940-2010, in Murrieta at (909) 690-6170, or in Indio at (760) 863-8277 or
www.co.riverside.ca.us/index.html

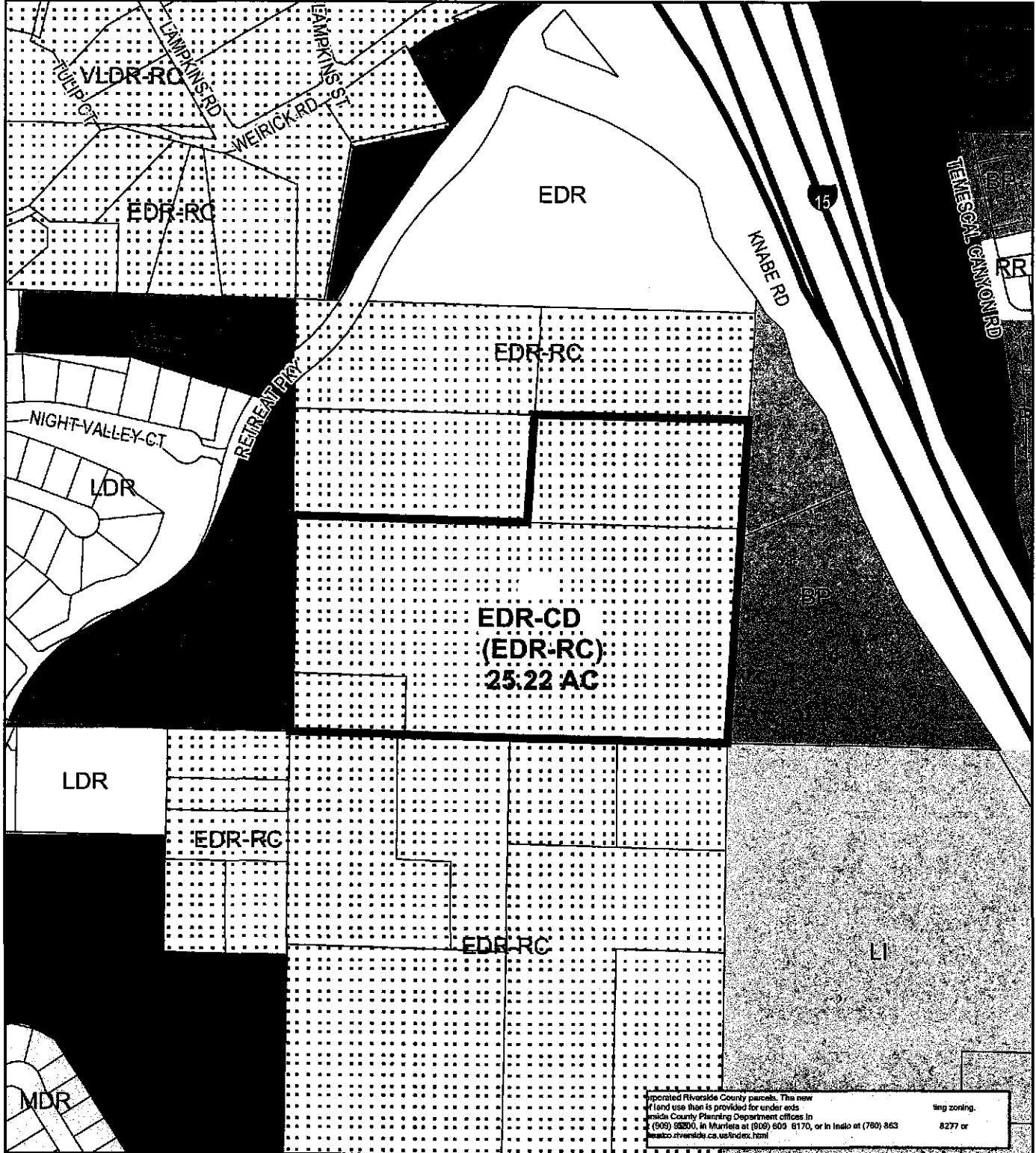
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: El Cerrito
Township/Range: T4SR6W
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Assessors
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Thomas
Bros. Pg. 804 B1

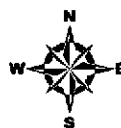




Appropriated Riverside County parcels. This now
 provides more land use than is provided for under existing
 Riverside County Planning Department offices in
 (909) 95000, in Murrieta at (909) 600 6170, or in Inland at (760) 863
www.riverside.ca.us/index.html 8277 or

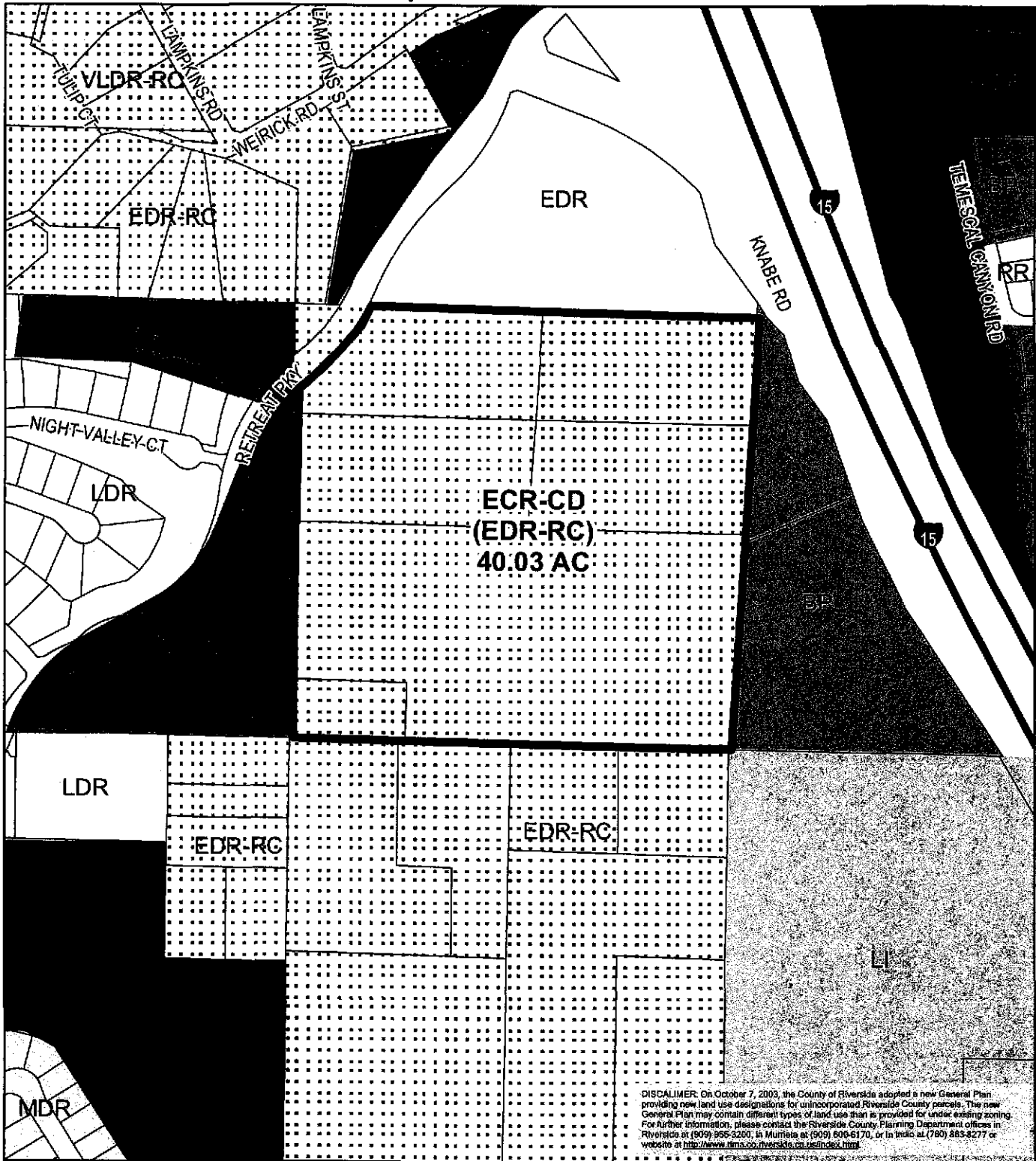
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: El Cerrito
 Township/Range: T4SR6W
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Assessors
 Bk. Pg. 282-14
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: El Cerrito
Township/Range: T4SR6W
Section: 21



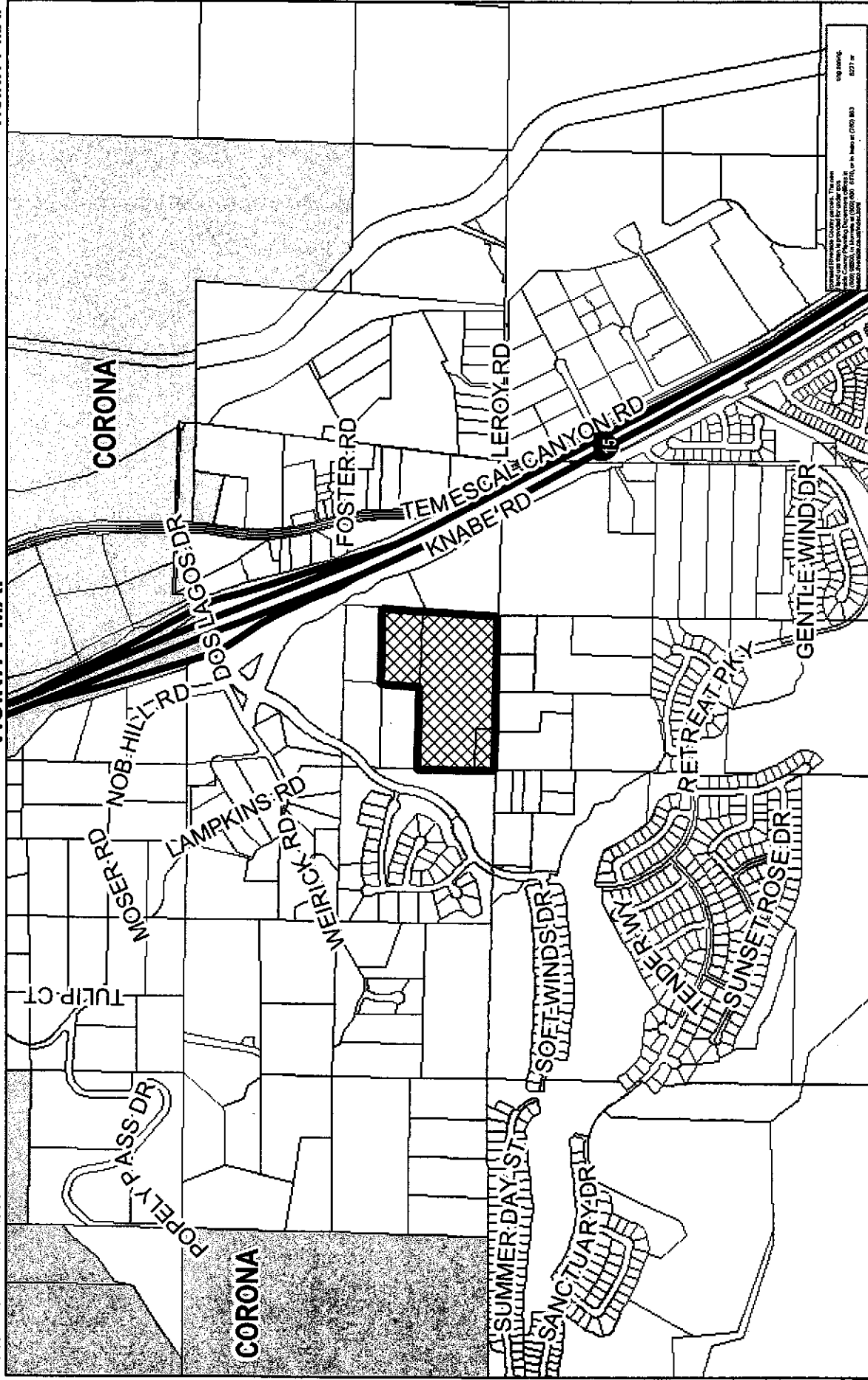
Assessors
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Thomas
Bros. Pg. 804 B1



Supervisor Tavaglione
District 2
Date Drawn: 3/1/08

GPA01010
VICINITY MAP

Planner: Amy Aldana
Date: 3/11/08
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: El Cerrito
Township/Range: T4SR6W
Section: 21

Assessors
Blk. Pg. 282-14
Thomas
Bros. Pg. 804 B1

