

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

307B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
November 1, 2008

**SUBJECT: GENERAL PLAN AMENDMENT NO. 1035** (Foundation - Regular) – Applicant: Orange Ltd. Partnership – Engineer / Representative: Sake Engineers Inc. - Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Rural Community: Estate Density Residential (EDR-RC) (2 Acre Minimum) – Location: Northerly of Weirick Road, easterly of Tulip Court, southerly of Nob Hill Road, and westerly of the I-15 Freeway – 2.95 Gross Acres - Zoning: Residential Agriculture - 2½ Acre Minimum (R-A-2½) - **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 Estate Density Residential (EDR) (2 Acre Minimum) to Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio)

**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

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REVIEWED BY EXECUTIVE OFFICE

DATE: 11/19/08  
Tina Grande  
Departmental Concurrence

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

Prev. Agn. Ref.

District: Second

Agenda Number:

15.4

The Honorable Board of Supervisors

RE: **GENERAL PLAN AMENDMENT NO. 1035** (Foundation - Regular)

November 1, 2008

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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.: 5.29**  
**Area Plan: Temescal Canyon**  
**Zoning District: El Cerrito**  
**Supervisorial District: Second**  
**Project Planner: Amy Aldana**  
**Planning Commission: August 12, 2008**

**General Plan Amendment No. 1035**  
**(Foundation – Regular)**  
**E.A. Number: 41867**  
**Applicant: Orange Ltd. Partnership**  
**Engineer/Rep.: Sake Engineers Inc.**

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS**

### **RECOMMENDATIONS:**

The Planning Director recommended an order initiating proceedings for General Plan Amendment No. 1035 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 Commercial Retail (CR) for an approximately 2.95-acre property located westerly of the I-15 Freeway and northerly of Weirick Road. The Planning Commission made the comments below. The Planning Director continues to recommend initiating General Plan Amendment No. 1035 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 Commercial Retail (CR). 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:** No comment

**Commissioner John Snell:** Concurred with the Planning Director's recommendation to change the land use designation from Estate Density Residential (RC-EDR) to Commercial Retail (CR).

**Commissioner John Petty:** No comment

**Commissioner Jim Porras:** No comment

**Commissioner Jan Zuppardo:** No comment

Agenda Item No.: 5.29  
Area Plan: Temescal Canyon  
Zoning District: El Cerrito  
Supervisory District: Third  
Project Planner: Amy Aldana  
Planning Commission: August 12, 2008

General Plan Amendment No. 1035  
(Foundation – Regular)  
E.A. Number: 41867  
Applicant: Orange Ltd. Partnership  
Engineer/Rep.: Sake Engineers Inc.

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” (RC:EDR) (2 Ac. Min.) to “Community Development: Commercial Retail” (CD:CR) (0.20 – 0.35 Floor Area Ratio) for an approximately 2.95-acre property. The project is located northerly of Weirick Road, easterly of Tulip Court, southerly of Nob Hill Road, and westerly of the I-15 Freeway.

**ISSUES:**

A main corridor between the Corona/Riverside area and San Diego, the I-15 Freeway provides opportunities for potential urban development. The proposed site is adjacent (westerly) to the I-15 Freeway and is accessible by a major off-ramp – Dos Lago Drive / Weirick Road.

The proposed site warrants the expansion of commercial uses and offers compatibility to similar uses in the immediate area. Compatibility is characterized by existing commercial uses in the area, particularly along Temescal Canyon Road which is distinguished as the area's central business district. Temescal Canyon Road is located easterly of the I-15 Freeway and also accessed via Dos Lago Drive / Weirick Road. To continue commercial development on the proposed site would be consistent with the pattern of development and vision for the area.

**RECOMMENDATIONS:**

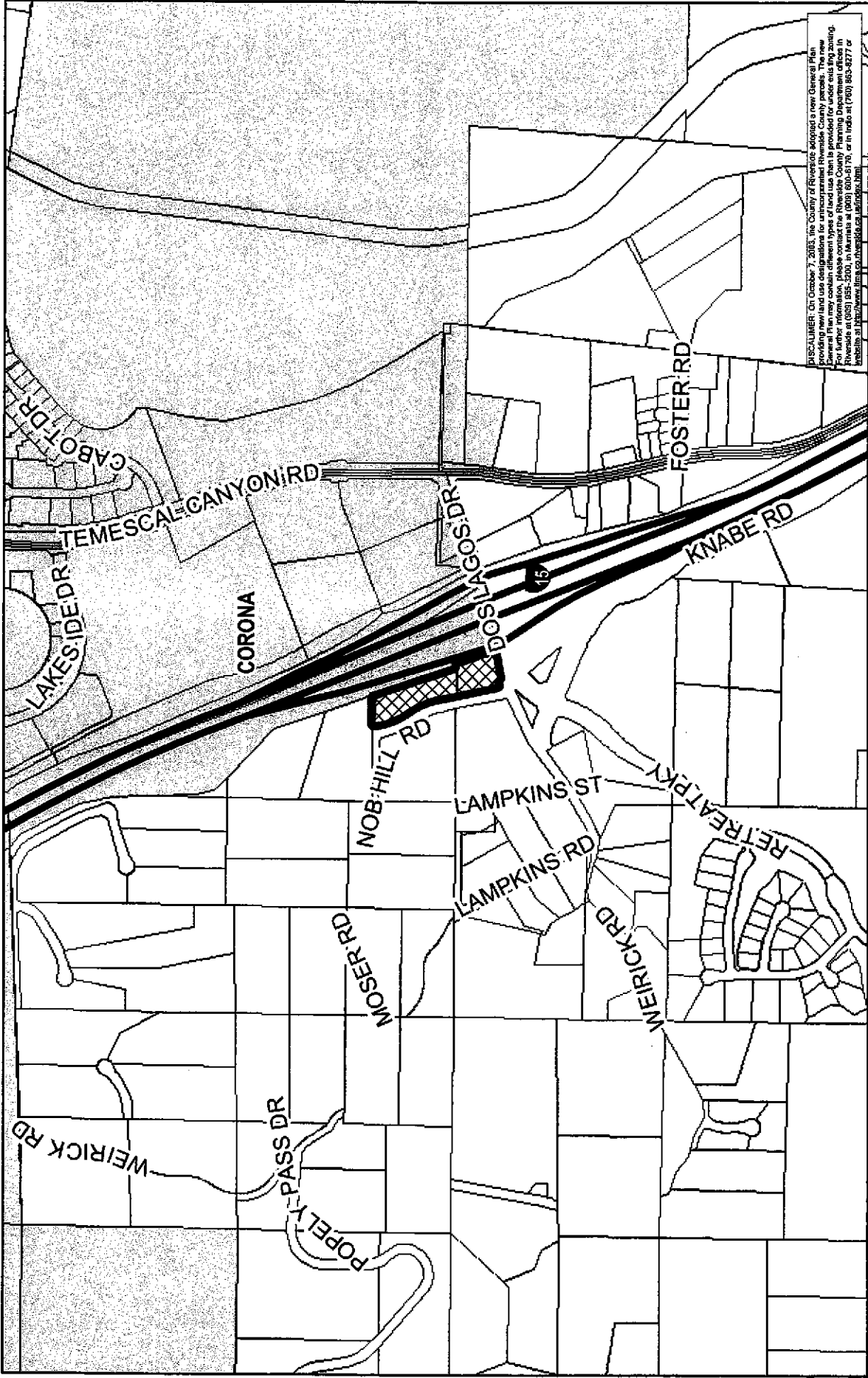
Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1035 from Rural Community: Estate Density Residential to Community Development: Commercial Retail **would be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

The project site is currently designated as Assessor's Parcel Number 282-080-012 and 282-100-002.

Supervisor Tavaglione  
District 2  
Date Drawn: 4/01/08

GPA01035  
VICINITY MAP

Planner: Amy Aldana  
Date: 3/14/08  
VICINITY MAP

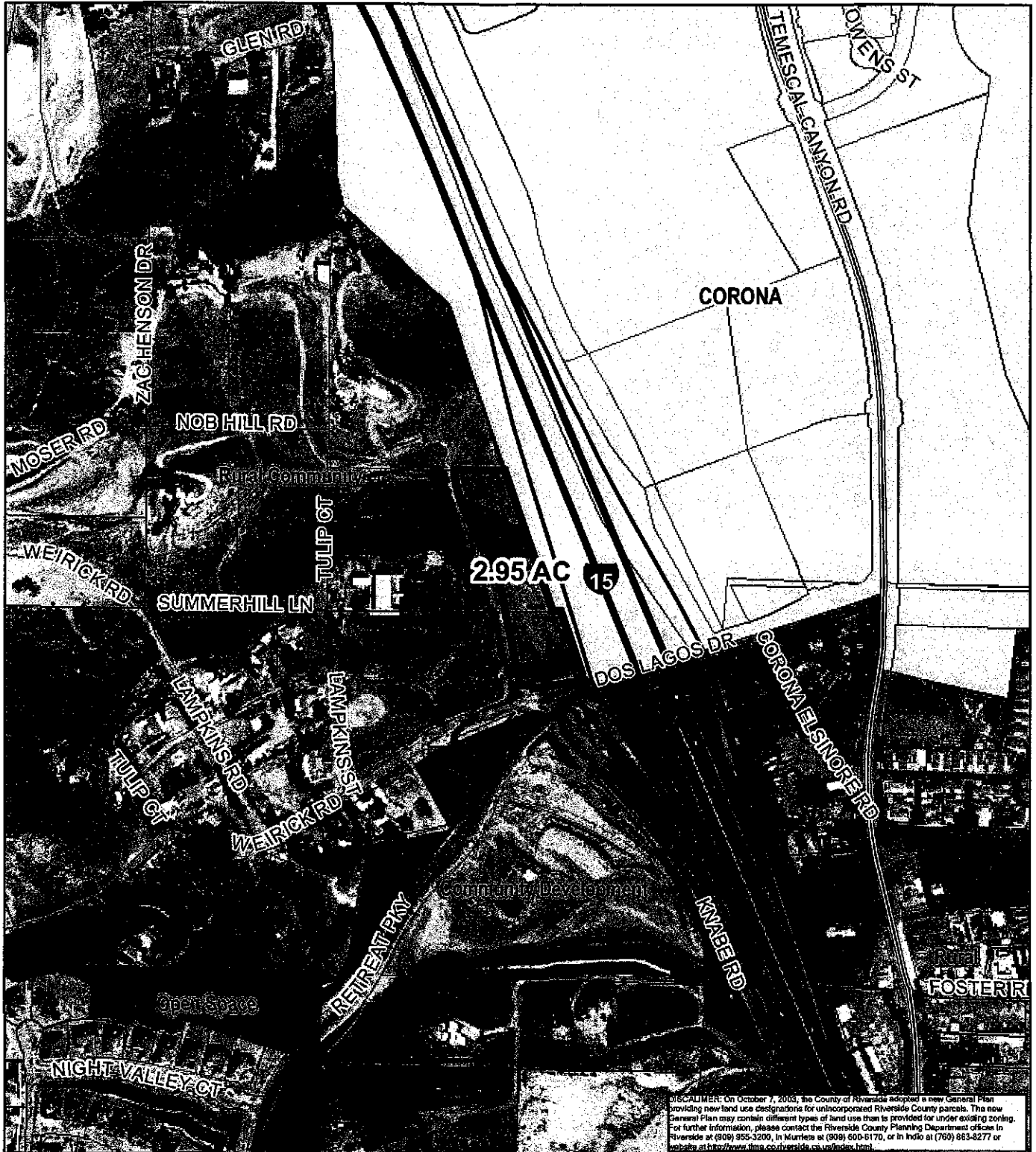


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. The County of Riverside is not responsible for any errors or omissions in this map. For more information, please contact the Planning Department at (951) 955-2300, in Riverside at (951) 810-5170, or in Indio at (760) 865-3277 or visit us at <http://www.planning.riverside.ca.us/planning.html>.

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

RIVERSIDE COUNTY PLANNING DEPARTMENT

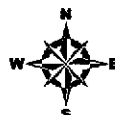
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Bk. Pg. 282-08 & 10  
Thomas  
Bros. Pg. 774 B7

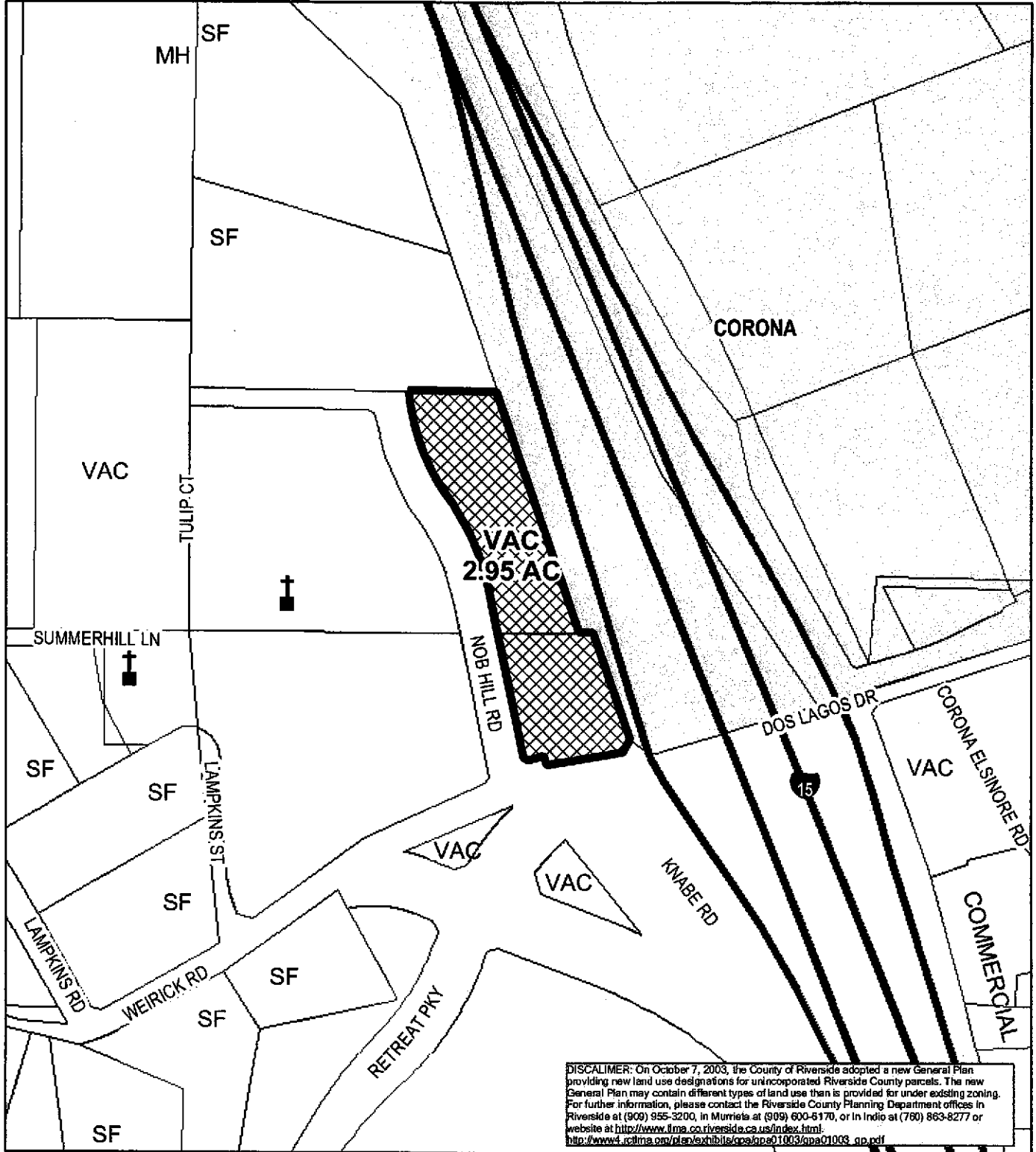


District  
 Plan: El Cerrito  
 Township/Range: T4SR6W  
 Section: 21

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

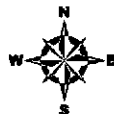
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 Bk. Pg. 282-08 & 10  
 Thomas  
 Bros. Pg. 774 B7





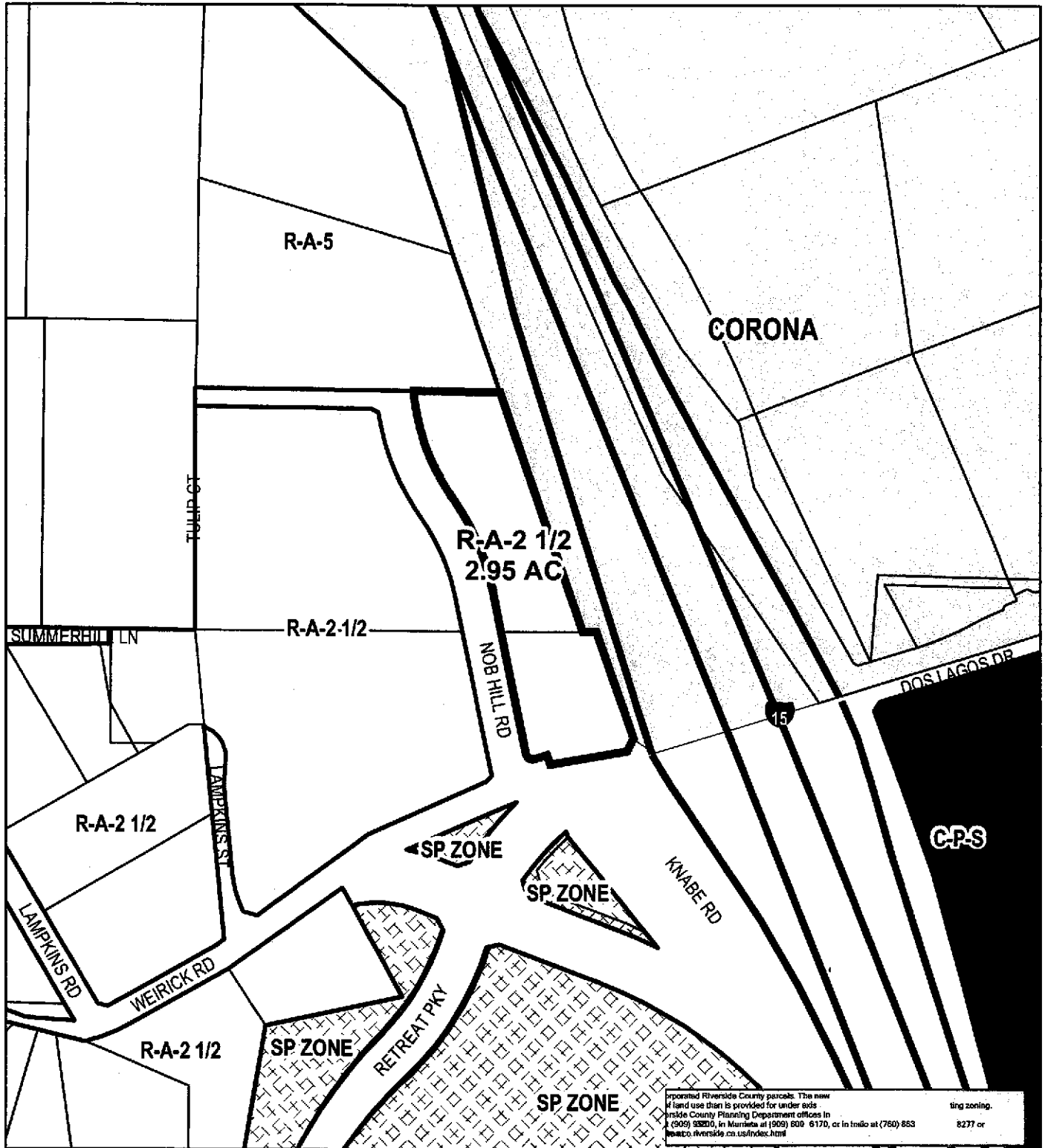
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

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**Township/Range:** T4SR6W  
**Section :** 21



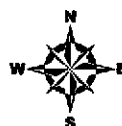
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**RIVERSIDE COUNTY PLANNING DEPARTMENT**

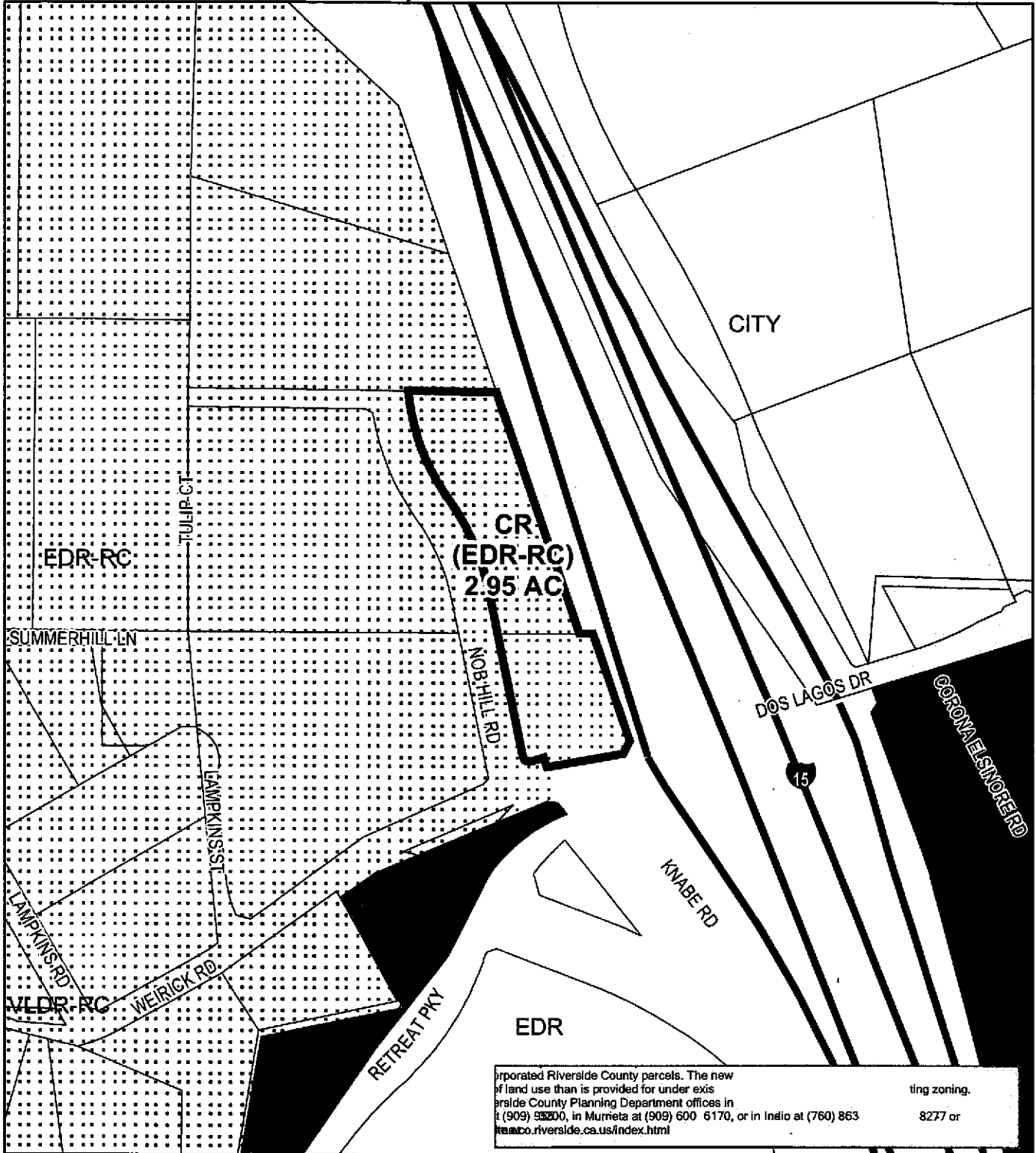
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Assessors  
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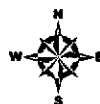
# GPA01035

## Proposed General Plan



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

### RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors  
Bk.Pg. 282-08 & 10  
Thomas  
Bros. Pg. 774 B7

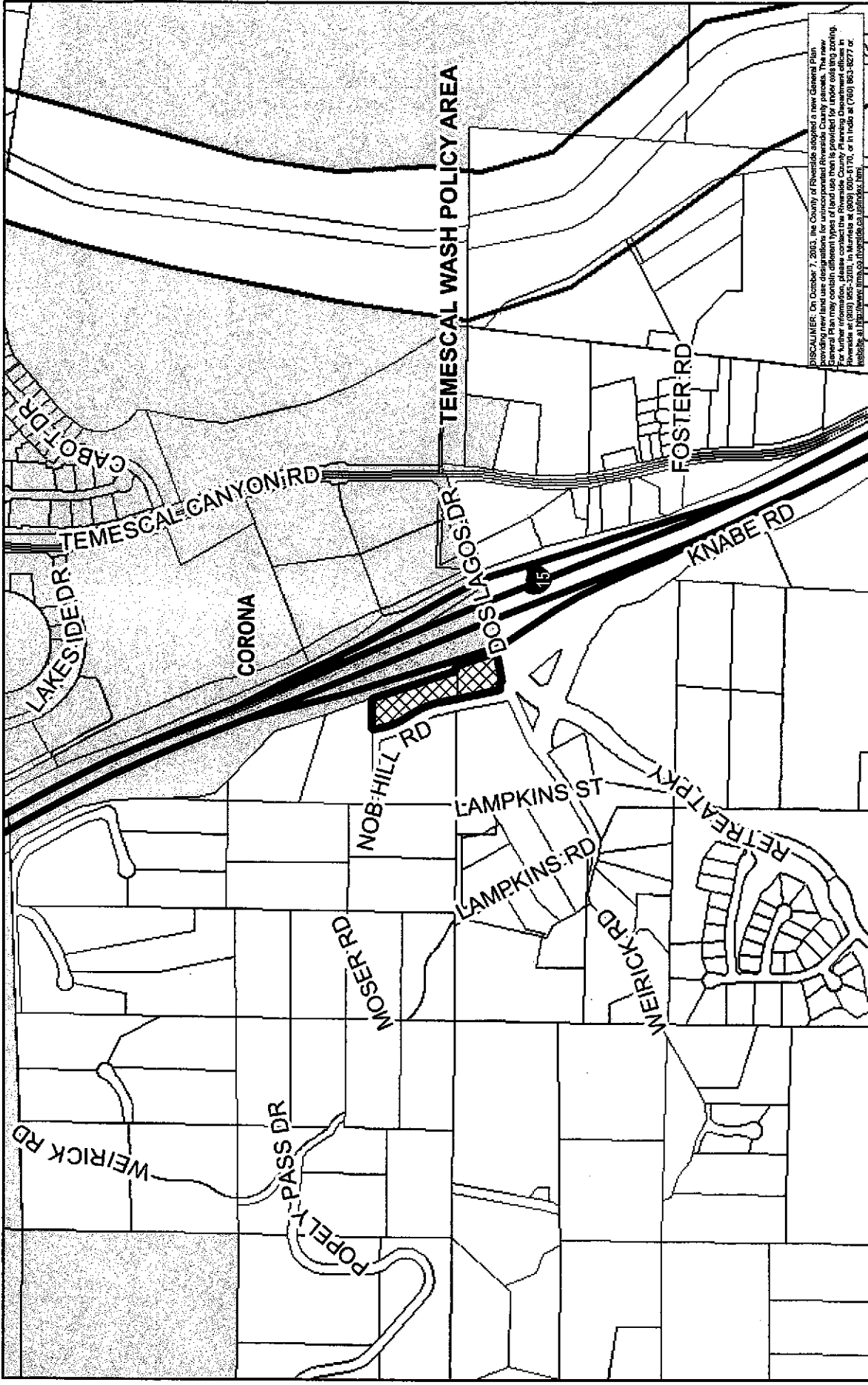


Planner: Amy Aldana  
Date: 3/14/08  
Exhibit 8

# GPA01035

## POLICY AREAS

Supervisor Tavaglione  
District 2  
Date Drawn: 4/01/08



Assessors  
Bk. Pg. 282-08 & 10  
Thomas  
Bros. Pg. 774 B7

### RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: El Cerrito  
Township/Range: T4SR6W  
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