

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

523B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 1, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 913 (Foundation - Regular) – Applicant: Timothy & Lisette Edmond – Engineer / Representative: Southland Engineering - First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews / Woodcrest Area Plan: Rural: Rural Residential (RUR:RR) (5 Acre Minimum) – Location: Northerly of Blue Sky Road, southerly of Celestial Drive, and westerly of Juniper Drive – 6.82 Gross Acres - Zoning: Residential Agricultural - 2½ Acre Minimum (R-A-2½) - **REQUEST:** Propose to amend General Plan foundation component of the subject site from RURAL (RUR) to RURAL COMMUNITY (RC) and to amend General Plan land use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum) to Estate Density Residential (RC:EDR) (2 Acre Minimum) - APN: 321-210-061

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 913 from Rural: Rural Residential to Rural Community: Estate Density Residential 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

Ron Goldman
Planning Director

RG:aja

REVIEWED BY EXECUTIVE OFFICE

DATE 12/10/08

Tyia Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

15.2

The Honorable Board of Supervisors
RE: GENERAL PLAN AMENDMENT NO. 913
December 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.: 6.15
Area Plan: Lake Mathews / Woodcrest
Zoning District: Gavilan Hills
Supervisorial District: First
Project Planner: Amy Aldana
Planning Commission: October 1, 2008
Continued from: August 12, 2008

General Plan Amendment No. 913
(Foundation – Regular)
Applicant: Timothy & Lisette Edmond
Engineer/Rep.: Southland Engineering

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 913 from Rural: Rural Residential (RUR:RR) to Rural Community: Estate Density Residential (RC:EDR). The Planning Commission made the comments below. The Planning Director continues to recommend that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 913 from RUR:RR to RC: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: Commissioner Roth is familiar with the property and is concerned about grading on the site. The lot sizes in the area are large, making the proposal inappropriate in comparison. He recommended that the applicant collect signatures from surrounding property owners showing support for the proposal. Commissioner Roth also recommended that water supply be verified by Western Municipal Water District. He cannot support the proposal and concurs with staff that an initiation would not be appropriate.

Commissioner John Snell: No comments

Commissioner John Petty: No comments

Commissioner Jim Porras: No comments

Commissioner Jan Zuppardo: No comments

Agenda Item No.: 6.15
Area Plan: Lake Mathews / Woodcrest
Zoning District: Gavilan Hills
Supervisory District: First
Project Planner: Amy Aldana
Planning Commission: October 1, 2008
Continued from: August 12, 2008

General Plan Amendment No. 913
(Foundation – Regular)
E.A. Number: 41727
Applicant: Timothy & Lisette Edmond
Engineer/Rep.: Southland Engineering

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: Rural Residential” (RC:RR) (5 Ac. Min.) to “Rural Community: Estate Density Residential” (RC:EDR) (2 Ac. Min.) for an approximately 6.82-acre property. The project is located northerly Blue Sky Road, southerly of Celestial Drive, and westerly of Juniper Drive.

FURTHER CONSIDERATIONS:

September 11, 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 September 10, 2008 between the applicant and the Planning Department to discuss the proposal further.

The site and surrounding area is designated as Rural Residential. Adjacent lots to the east are generally four acres in size, as are lots to the north. Other than the four acre lots described, the area to the west, south and east is characterized by much larger lots. Areas to the southwest have been used for mining in the past. Surrounding parcels are generally vacant, with the exception of a single family residence to the south and the east. A single family residence with a second unit is located on the site. The applicant has indicated the he would like to divide the parcel into three lots. The proposed change would create a pocket of Estate Density Residential in an area otherwise characterized by lots four acres in size or greater.

The applicant has gone through the HANS process and no conservation was required.

The site is also located in a high fire area. The applicant has indicated that water services is available along Idaleona Road to the north and may be extended down Juniper Road in the future.

No substantial evidence has been provided to show that new conditions or substances are present to justify the proposed change.

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 913 from Rural: Rural Residential to Rural Community: Estate Density Residential **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 321-210-061.

Agenda Item No.: 6.1
Area Plan: Lake Mathews / Woodcrest
Zoning District: Gavilan Hills
Supervisory District: First
Project Planner: Amy Aldana
Planning Commission: August 12, 2008

General Plan Amendment No. 913
(Foundation – Regular)
E.A. Number: 41727
Applicant: Timothy & Lisette Edmond
Engineer/Rep.: Southland Engineering

**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: Rural Residential” (RC:RR) (5 Ac. Min.) to “Rural Community: Estate Density Residential” (RC:EDR) (2 Ac. Min.) for an approximately 6.82-acre property. The project is located northerly Blue Sky Road, southerly of Celestial Drive, and westerly of Juniper Drive.

ISSUES:

The area is designated as Rural Residential and is committed to a rural lifestyle and is sustainability reinforced by strong open space consisting of mostly vacant lots and residential uses. The area is a rural enclave. Surrounding parcels are vacant, with the exception of a single family residence to the south and the east. A single family residence is on the proposed site showing neighborhood compatibility and consistency with the area plan. The proposed change would reduce the minimum acre requirement allowing incompatibilities with surrounding parcels of similar character.

The proposed site, as well as the surrounding area, is located with a MSHCP cell group (Cell group M; Cell number 249 and 250) and supports vegetation and wildlife native to the area. In addition, elevations are approximately 2200’ and present a high fire risk due to the rural and somewhat mountainous nature. Increased development intensifies the risk of fire damage; therefore, the proposal would be contrary to the existing plan and creates inconsistencies between the land use map/element and the Safety Element of the General Plan.

No substantial evidence has been provided to show that new conditions or substances are present to justify the proposed change.

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 913 from Rural: Rural Residential to Rural Community: Estate Density Residential **would not be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

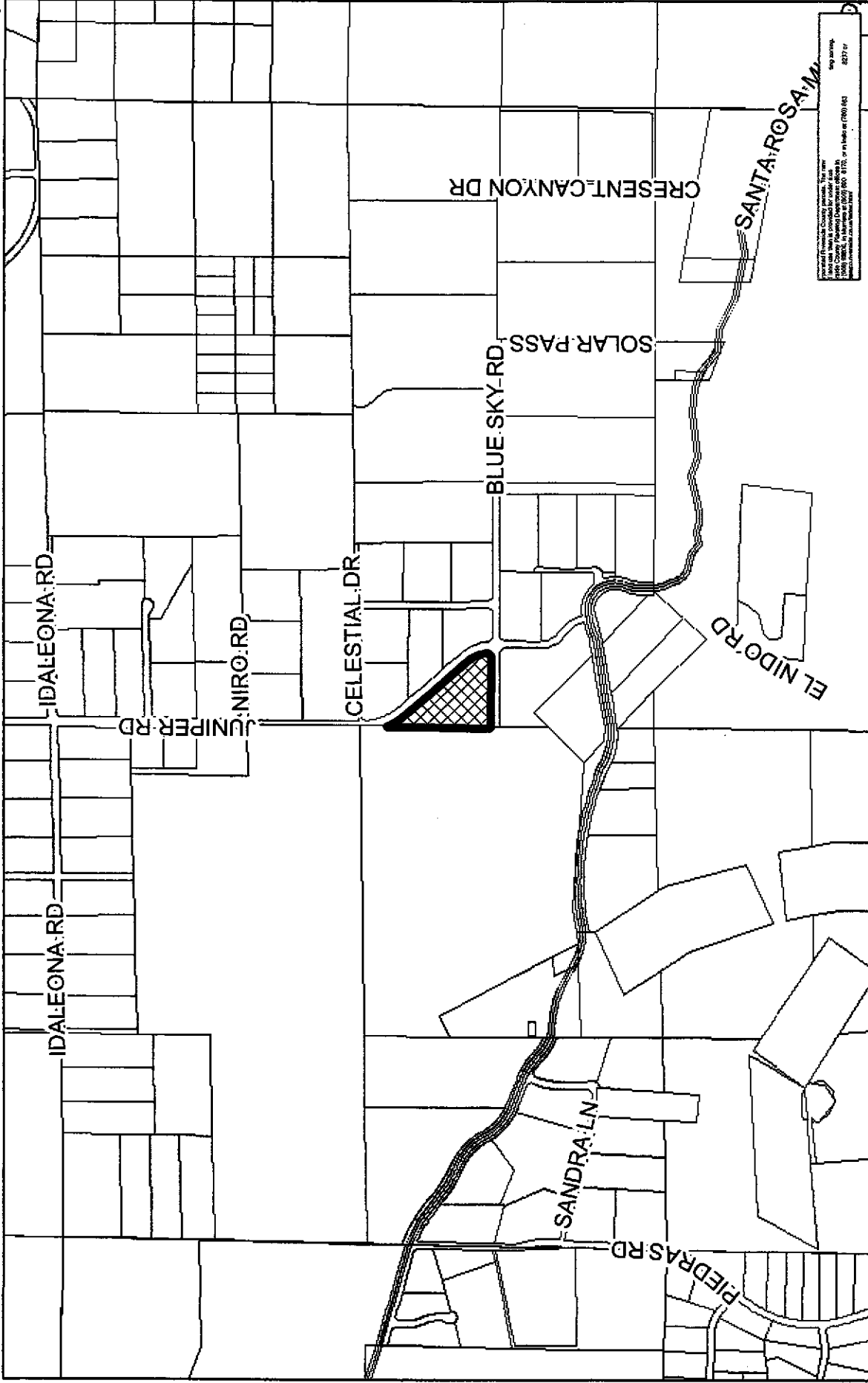
The project site is currently designated as Assessor’s Parcel Number 321-210-061.

Supervisor Buster
District 1

Date Drawn: 2/04/08

GPA00913 VICINITY MAP

Planner: Amy Aldana
Date: 2/11/08
Vicinity Map



Zone
District: Gavilan Hills
Township/Range: T4SR4W
Section : 29

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 321-21
Thomas
Bros. Pg. 806 D2

Supervisor Buster
District 1
Date Drawn: 2/04/08

GPA00913
DEVELOPMENT OPPORTUNITY

Planner: Amy Aldana
Date: 2/11/08
Exhibits Overview

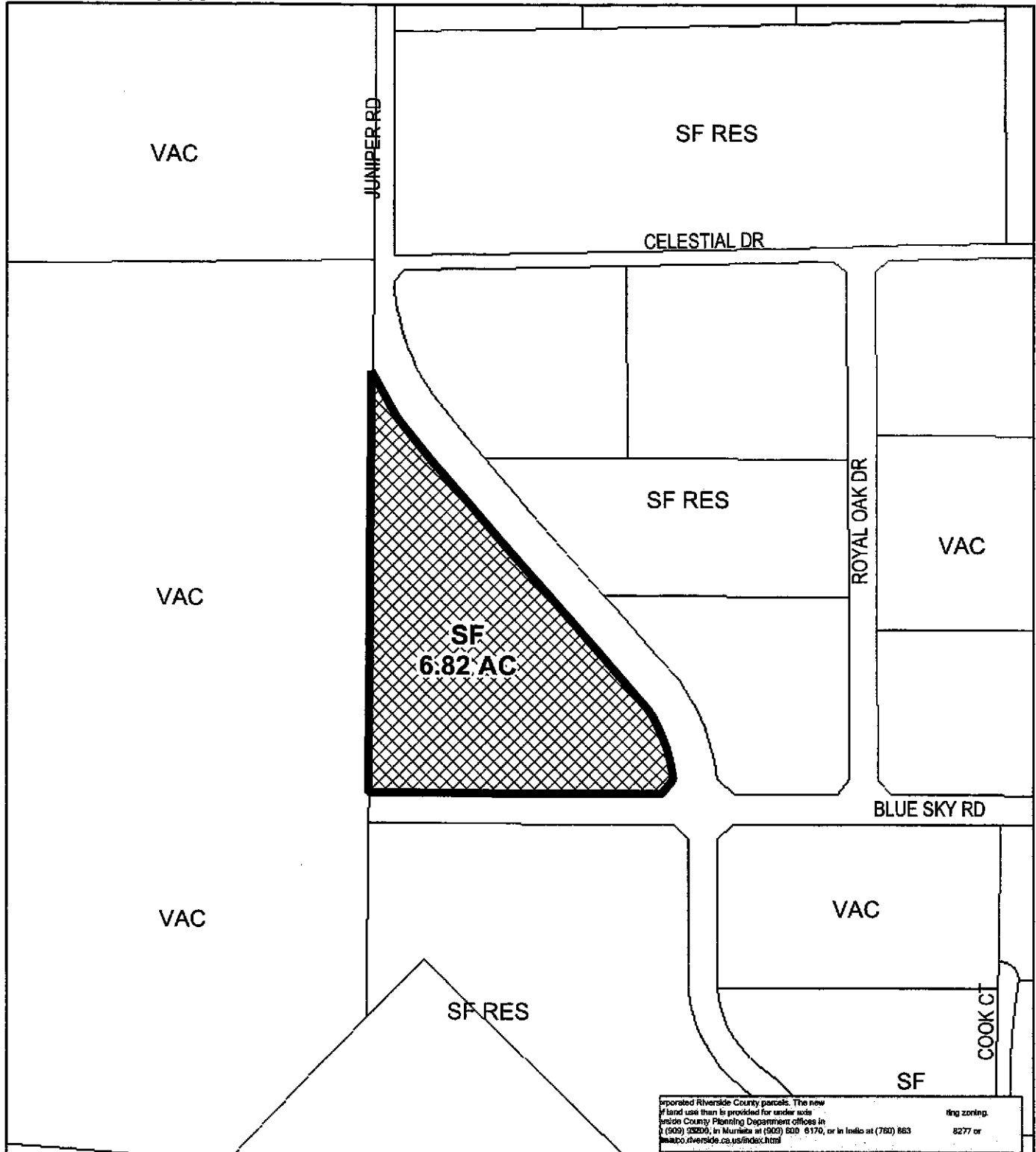


RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Gavilan Hills
Township/Range: T4SR4W
Section: 29

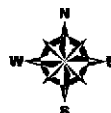


Assessors
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Thomas
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Gavilan Hills
Township/Range: T4SR4W
Section : 29



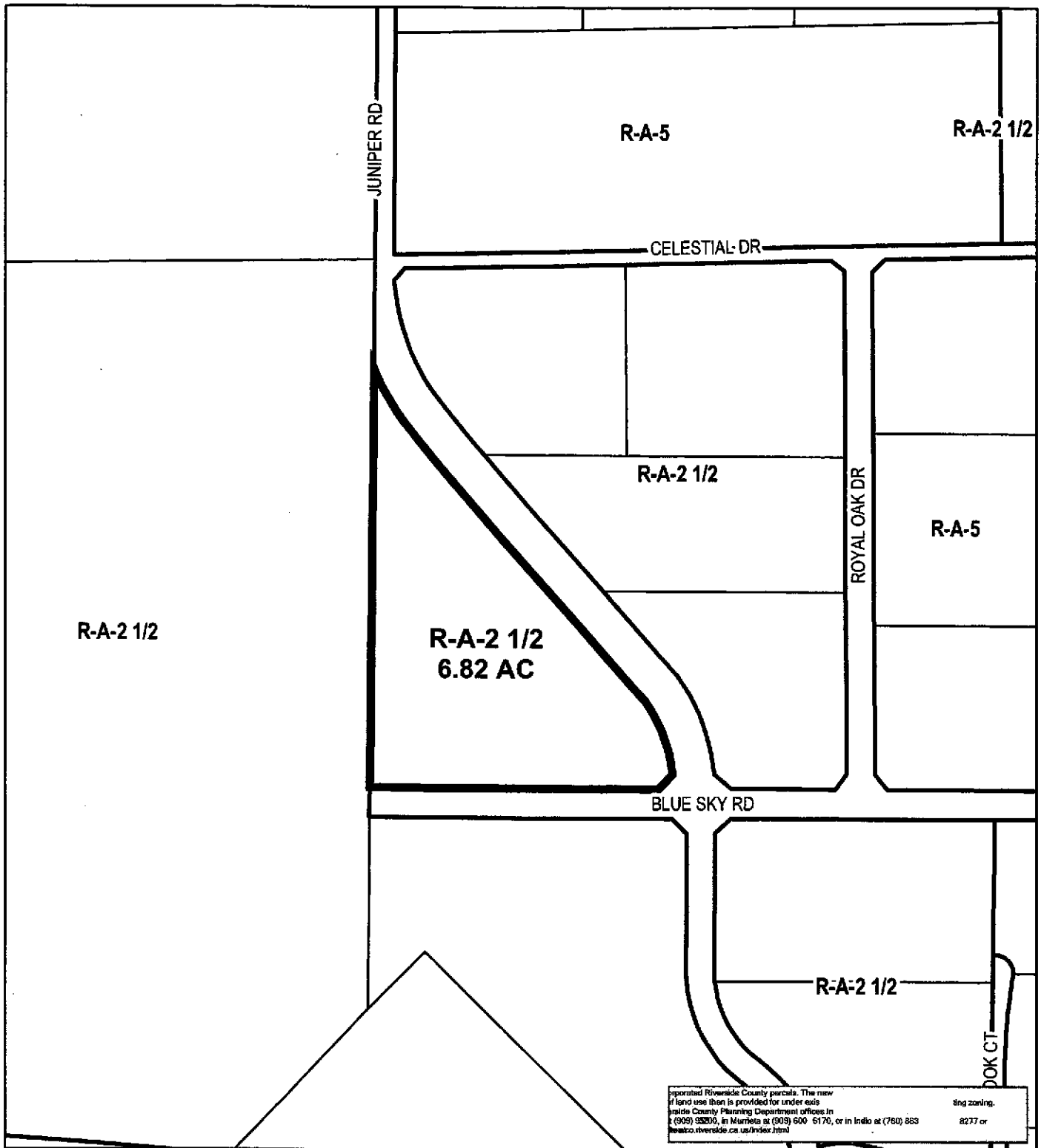
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Supervisor Buster
District 1
Date Drawn: 2/04/08

GPA00913

EXISTING ZONING

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Gavilan Hills
Township/Range: T4SR4W
Section : 29



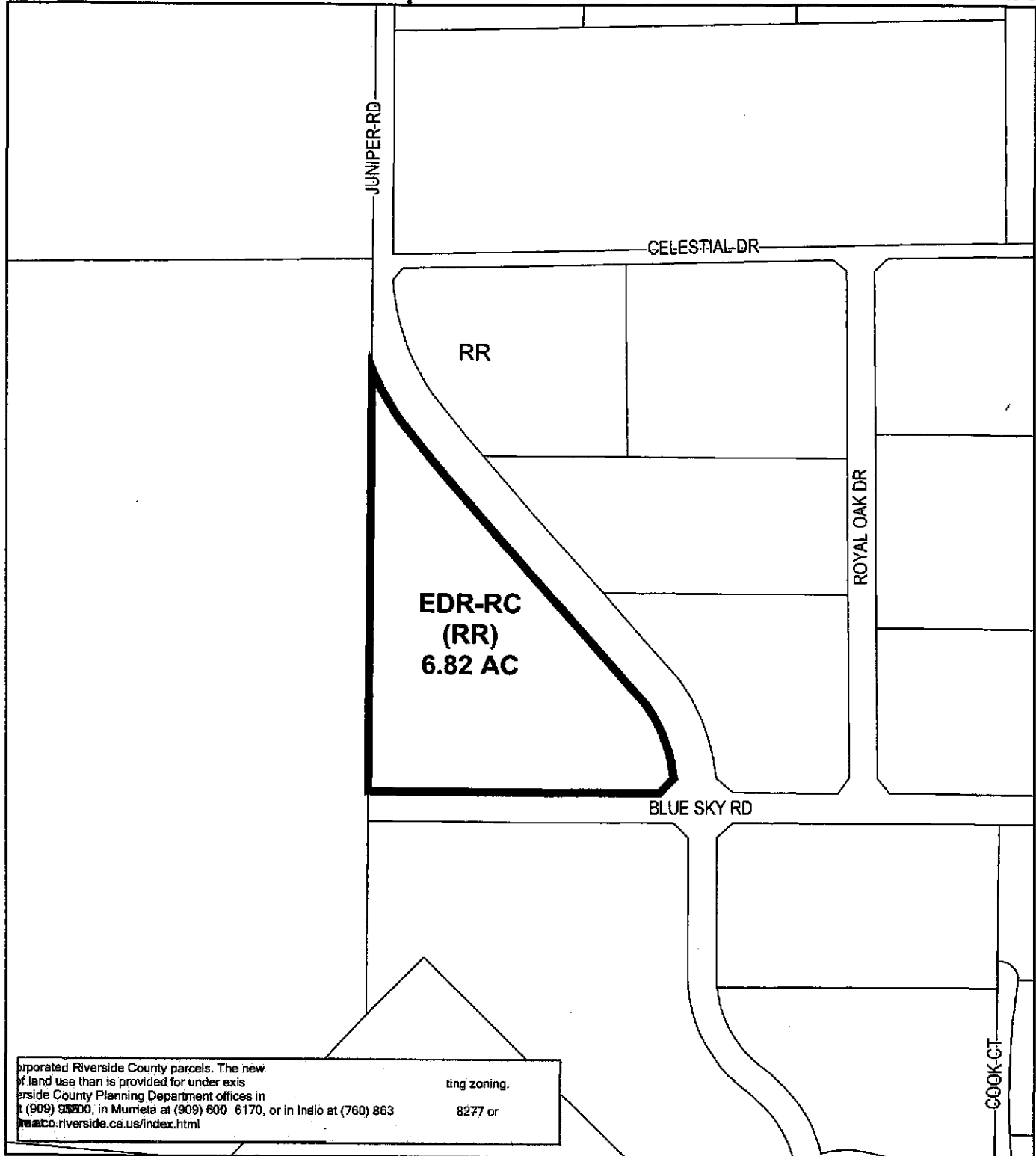
Assessors
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Supervisor Buster
District 1
Date Drawn: 2/04/08

GPA00913

Proposed General Plan

Planner: Amy Aldana
Date: 2/11/08
Exhibit 6



Zone
District: Gavilan Hills
Township/Range: T4SR4W
Section : 29

RIVERSIDE COUNTY PLANNING DEPARTMENT



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Supervisor Buster
District 1

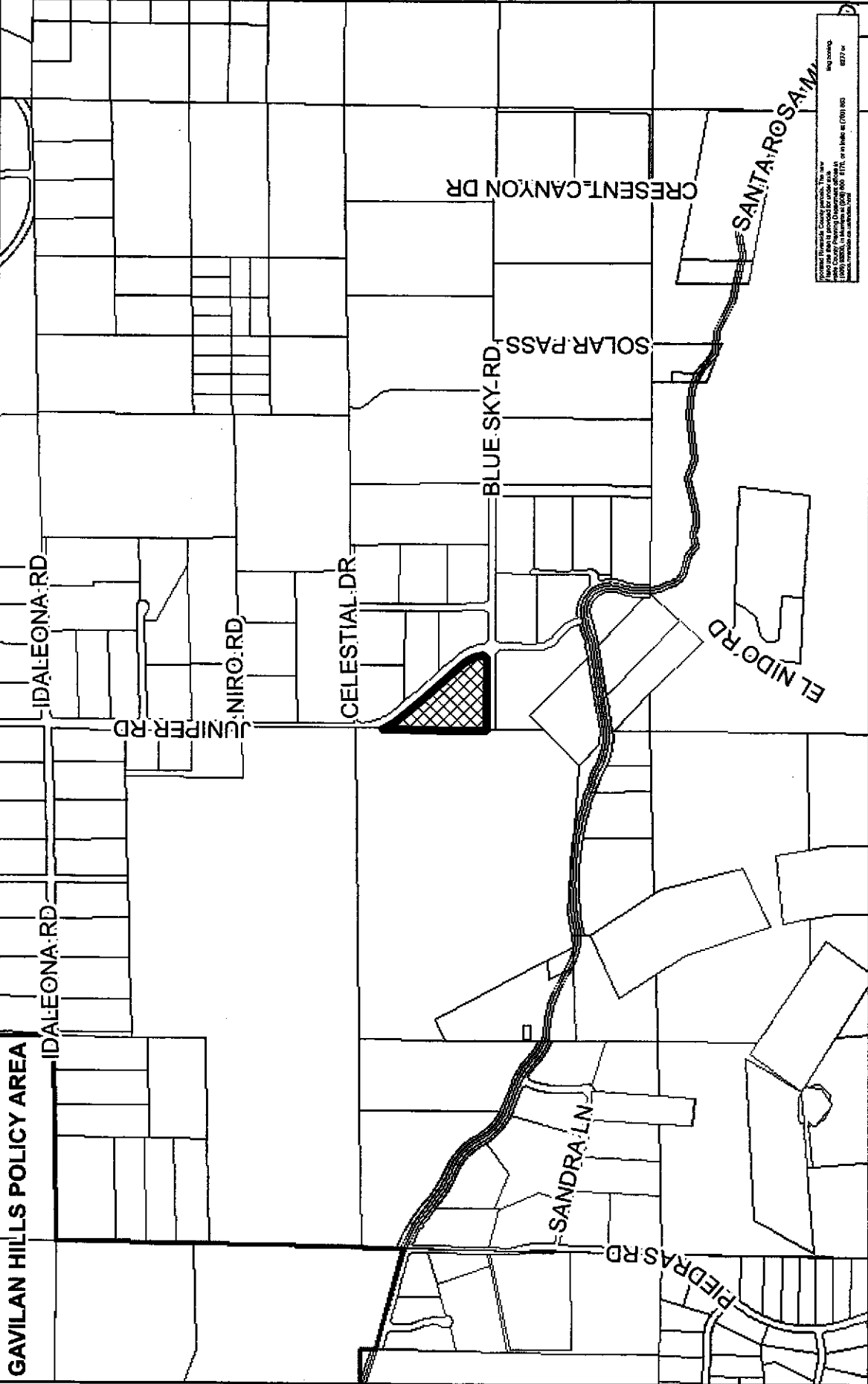
Date Drawn: 2/04/08

GAVILAN HILLS POLICY AREA

GPA00913

Policy Areas

Planner: Amy Aldana
Date: 2/11/08
Exhibit 8



Riverside County Planning Dept.
 Map Scale: 1" = 1000'
 Date: 2/11/08
 Drawing: 8277

Zone
District: Gavilan Hills
Township/Range: T4SR4W
Section : 29

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 321-21
Thomas
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