

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

525 B



FROM: TLMA – Planning Department

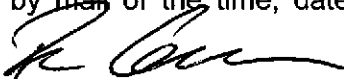
SUBMITTAL DATE:
December 3, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 1052 – Foundation-Regular – Applicant: AMS Group, LLC – Engineer/Representative: Marianne Cordova-Breen - Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Easterly of Nancy Avenue and westerly of Mountain View Avenue, northerly of Brookside Avenue and southerly of Cherry Valley Boulevard – 17.68 Gross Acres - Zoning: Light Agriculture - 1 Acre Minimum (A-1-1) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to change the General Plan land use designation from Very Low Density Residential (VLDR) (1 Ac. Min.) to Commercial Retail (CR) (0.20-0.35 FAR) – APN(s): 405-230-002, 405-230-006

The Planning Director recommends that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 1052 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 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



Ron Goldman
Planning Director

RG:TH

REVIEWED BY EXECUTIVE OFFICE

DATE 12/10/2008

Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

15.9

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.: 5.21
Area Plan: The Pass
Zoning District: Cherry Valley District
Supervisory District: Fifth
Project Planner: Tamara Harrison
Planning Commission: August 12, 2008

General Plan Amendment No. 1052
Applicant: AMS Group LLC
Engineer/Representative: Marianne Cordova

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. 1052 from Rural Community: Very Low Density Residential to Community Development: Commercial Retail and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board of Supervisors tentatively decline to adopt an order to initiate proceedings for GPA01052. 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) were provided by the Planning Commission to the Planning Director:

Commissioner John Roth: No Comments

Commissioner John Snell: Commissioner Snell indicated that something other than houses would be appropriate for the site. He also felt that the proposal would be appropriate if it is extended to the high school.

Commissioner John Petty: No Comments

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: Commissioner Zuppardo indicated that more intensive uses would be appropriate for the site and that the area is no longer rural in nature. She also indicated that the proposed change to CR should be extended to the high school and that a stand alone application, that did not change the designations between the subject parcel and the high school would not work.

Agenda Item No.: 5.21
Area Plan: The Pass
Zoning District: Cherry Valley District
Supervisory District: Fifth
Project Planner: Tamara Harrison
Planning Commission: August 12, 2008

General Plan Amendment No. 1052
E.A. Number 41933
Applicant: AMS Group LLC
Engineer/Rep.: Marianne Cordova

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation and Land Use designations from "Rural Community: Very Low Density Residential" (RC:VLDR) (1 acre min.) to "Community Development: Commercial Retail" (CD:CR) (0.20-0.35 FAR)) for an approximately 17.68-acre parcel. The project is located northerly of Brookside Avenue, easterly of Nancy Avenue, southerly of Cherry Valley Boulevard and westerly of Mountain View Avenue.

POTENTIAL ISSUES:

The subject parcel is located in the "Cherry Valley" community within the Pass area plan. Cherry Valley has been characterized as a rural community with larger residential lots; LAFCO has designated Cherry Valley as an Unincorporated Community in an effort to maintain the existing rural character of the area. The subject parcel is also located within the General Plan's "Cherry Valley Policy Area" which encourages: "local serving commercial development along Beaumont Avenue, north of Cherry Valley Boulevard..." The subject parcel is located approximately 3500' from Beaumont Avenue and is south of Cherry Valley Boulevard and therefore is not consistent with the targeted commercial area defined under the policy area. The proposal would be contrary to the existing vision and character of the area and would create an inconsistency between the land use map/element and the policy within the area plan.

The Riverside County Fault transects the northeastern portion of the subject site, creating the increased potential for seismic hazards and fault rupture. According to the General Plan's Safety Element, the primary technique used to mitigate said hazards is to setback from, and avoid, active faults. If an active fault is present, any structure used for human occupancy shall be setback a minimum of 50 ft. unless otherwise determined by the County Engineering Geologist. Increasing the intensity of the land use at the subject site would create an inconsistency between the land use map/element and the safety element of the General plan, potentially increasing the possibility of hazardous activities.

Policy LU 23.7 of the General Plan requires "adequate and available... water resources and sewer facilities exist to meet the demands of the proposed land use. No substantial evidence has been provided to show that new conditions or circumstances are present in the area to justify the proposed change; sewer is not available at the site.

RECOMMENDATION: Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1052 from Rural Community: Very Low Density Residential to Community Development: Commercial Retail **would not be appropriate.**

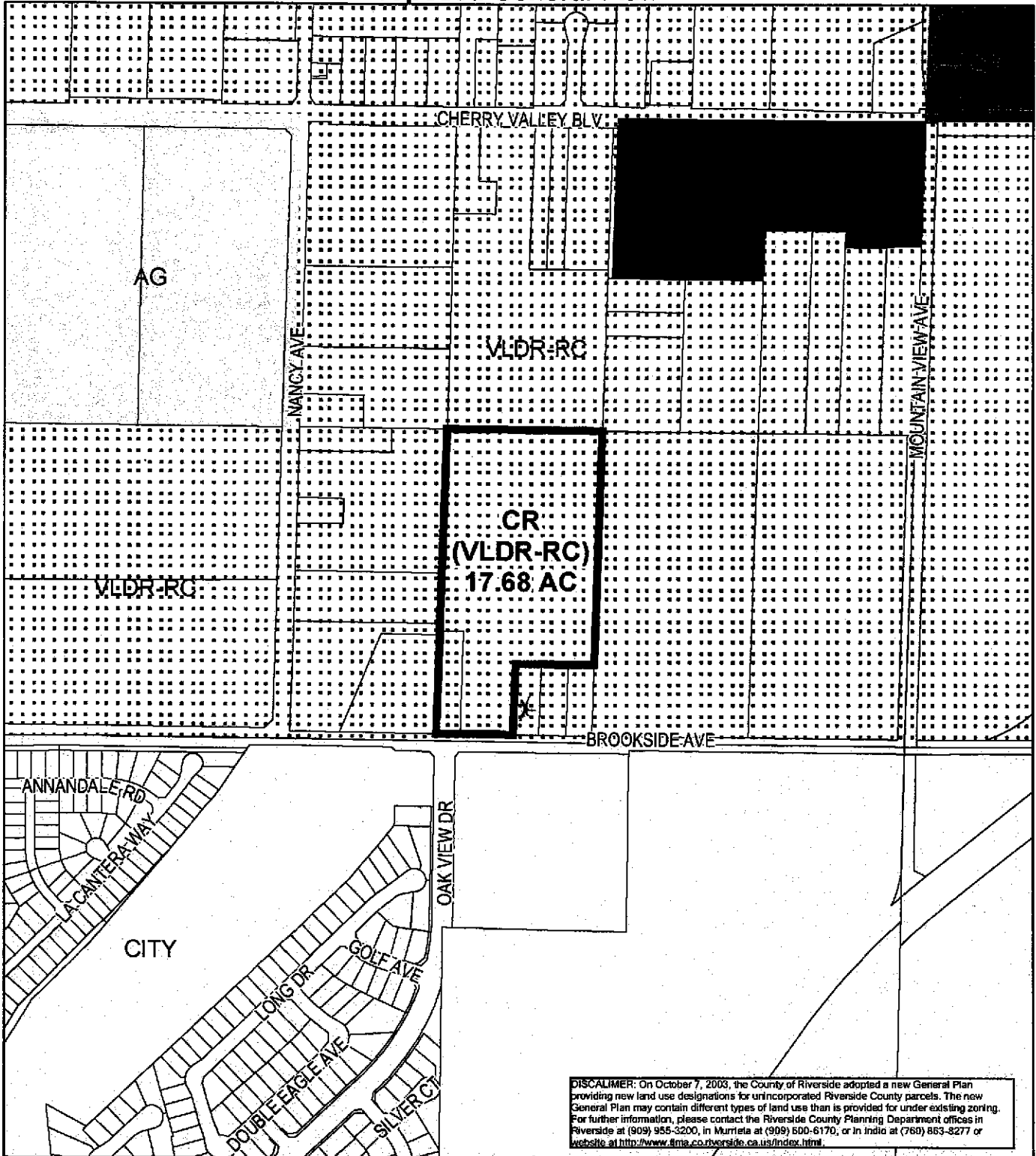


Supervisor Ashley
District 5
Date Drawn: 4/29/08

GPA01052

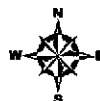
Proposed General Plan

Planner: Amy Aldana
Date: 4/25/08
Exhibit 6



Zone
District: Cherry Valley
Township/Range: T2SR1W
Section: 28

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk.Pg. 405-23
Thomas
Bros. Pg. 690 G5



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) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

District
 Plan: **Cherry Valley**
 Township/Range: **T2SR1W**
 Section: **28**



Assessors
 Bk. Pg. **405-23**
 Thomas
 Bros. Pg. **690 G5**

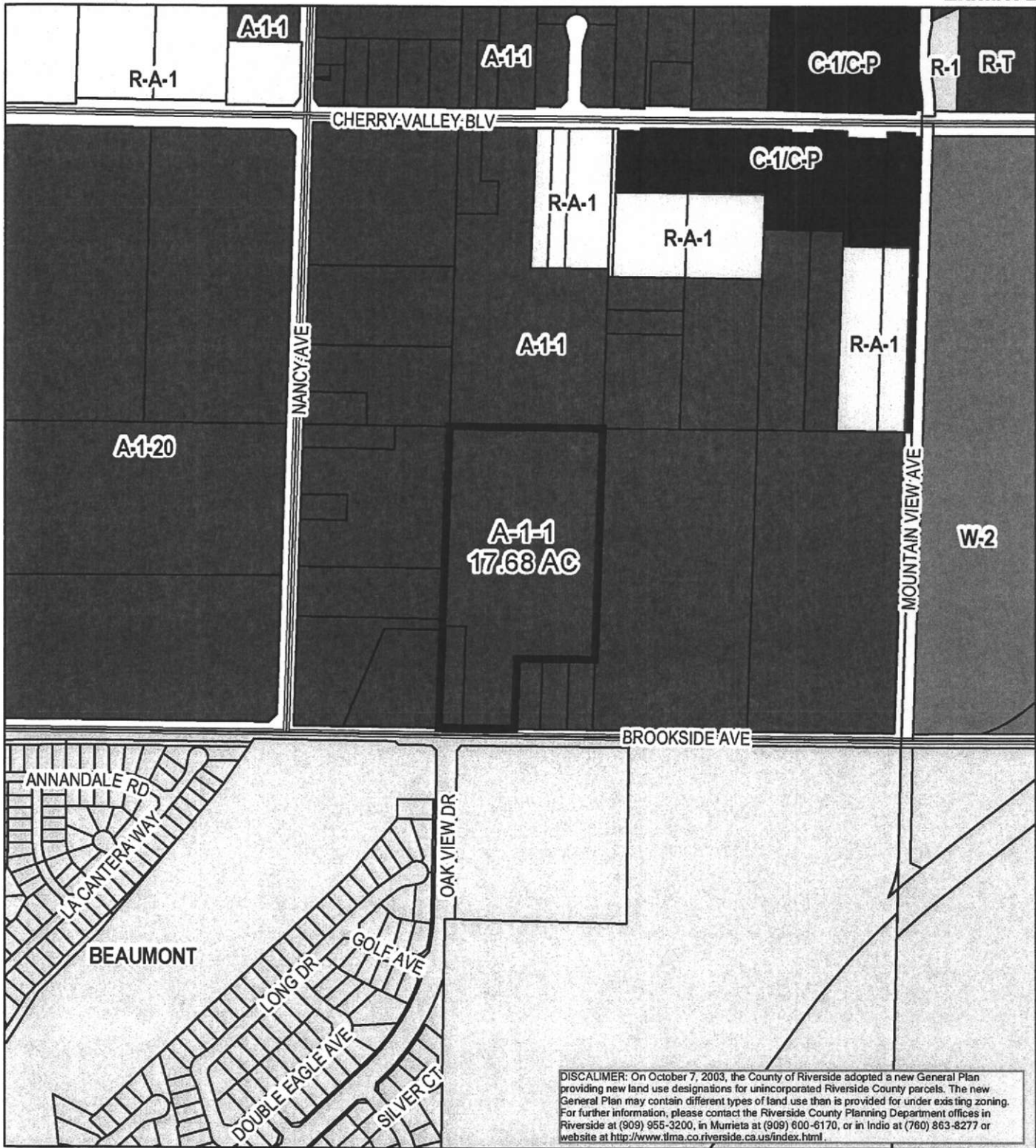


Supervisor Ashley
District 5
Date Drawn: 4/29/08

GPA01052

EXISTING ZONING

Planner: Amy Aldana
Date: 4/25/08
Exhibit 2

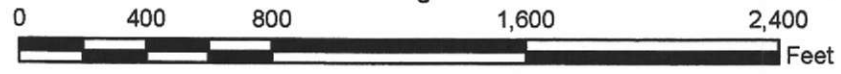


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Zone
District: Cherry Valley
Township/Range: T2SR1W
Section : 28

RIVERSIDE COUNTY PLANNING DEPARTMENT

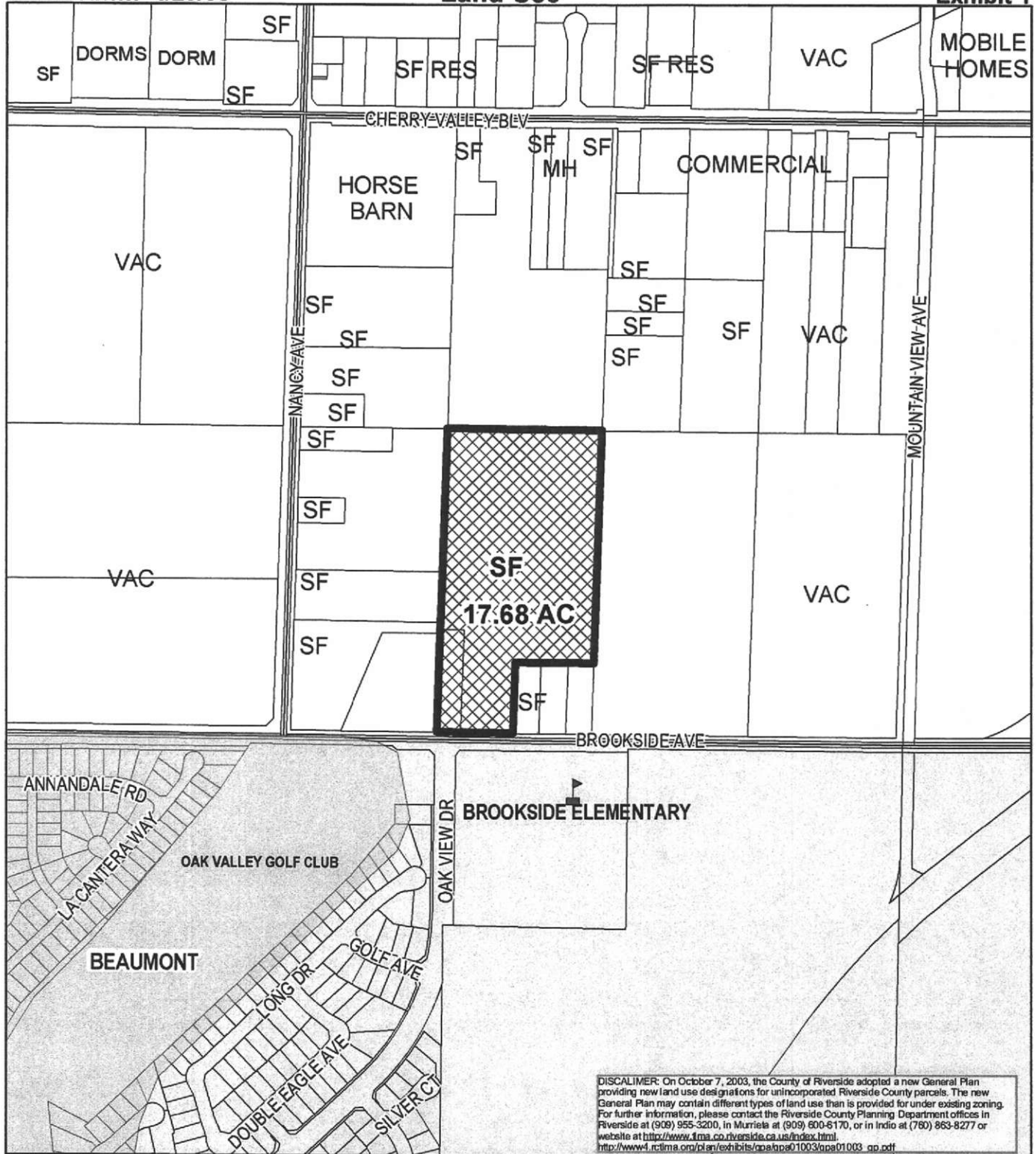
Assessors
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Supervisor Ashley
 District 5
 Date Drawn: 4/29/08

GPA01052
 Land Use

Planner: Amy Aldana
 Date: 4/25/08
 Exhibit 1



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http://www4.rctlma.org/plan/exhibits/gpa/gpa01003/gpa01003_gp.pdf

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Cherry Valley**
 Township/Range: **T2SR1W**
 Section: **28**



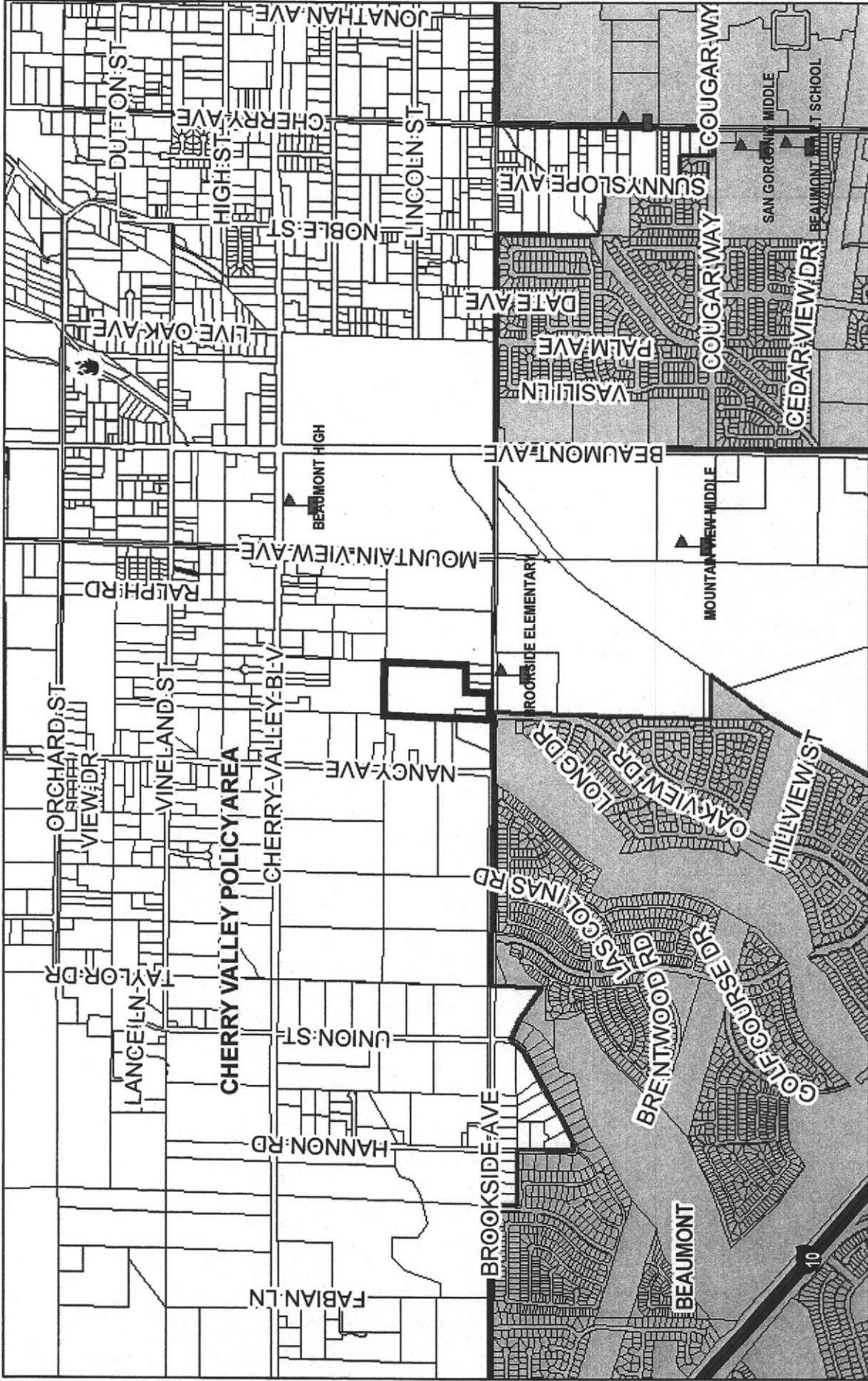
Assessors
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Supervisor Ashley
District 5
Date Drawn: 4/29/08

GPA01052

POLICY AREAS

Planner: Amy Aldana
Date: 4/25/08
Exhibit 8



Zone
District: Cherry Valley
Township/Range: 2SR1W
Section: 28

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
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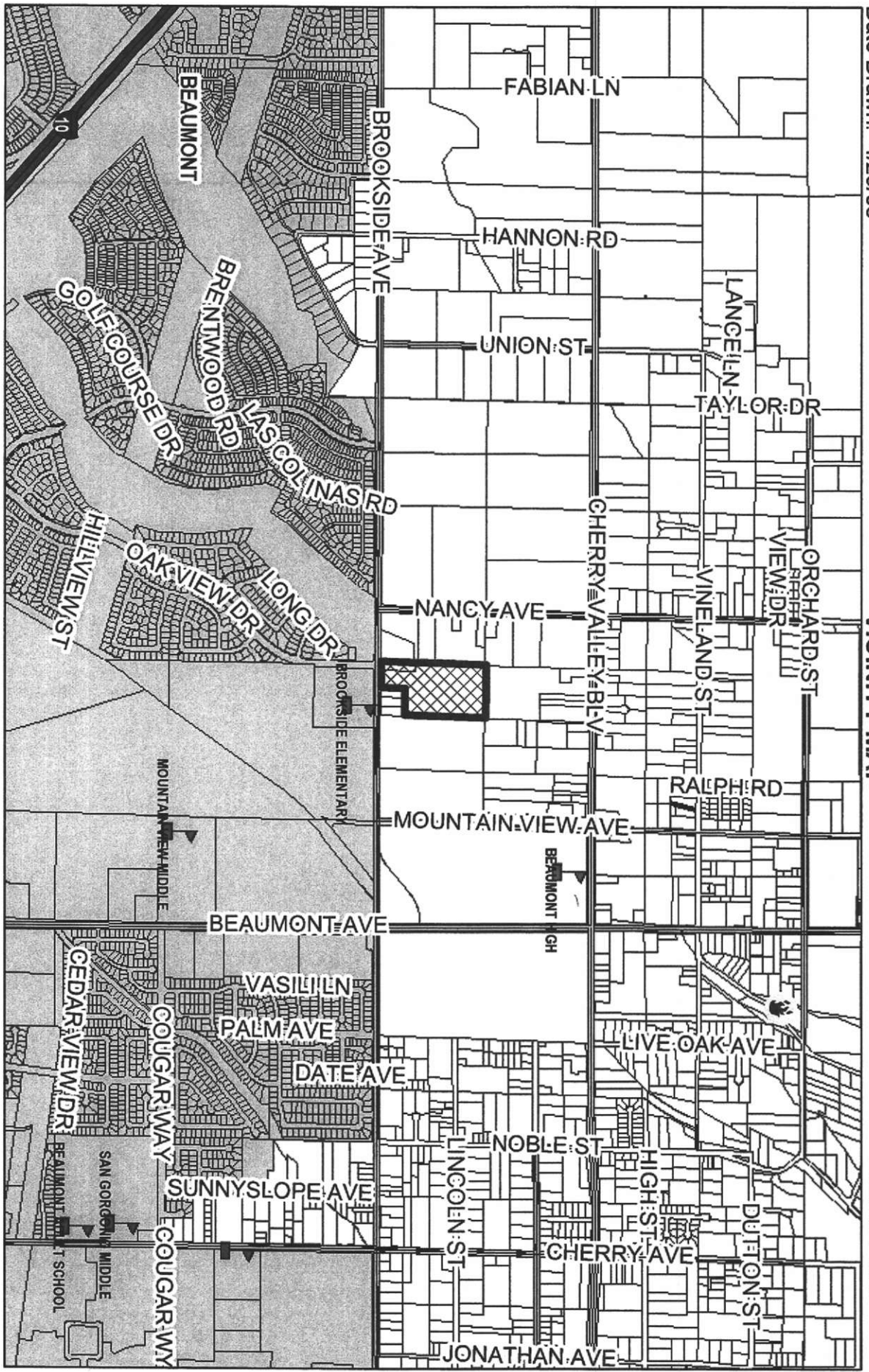


Supervisor Ashley
District 5
Date Drawn: 4/29/08

GPA01052

VICINITY MAP

Planner: Amy Aldana
Date: 4/25/08
VICINITY MAP



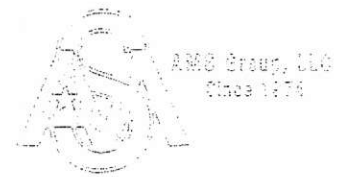
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Cherry Valley
Township/Range: 2SR1W
Section: 28



Assessors
Bk. Pg. 405-23
Thomas
Bros. Pg. 690 G5

August 12, 2008



To: Riverside County Planning Commission

From: Marianne Cordova-Breen
AMS Group, LLC

RE: GPA 01052, Brookside Ave. Cherry Valley

Dear Mr. Chairman and Members of the Planning Commission;

I would like to present the following facts in support of the proposed General Plan Amendment 1052.

Proposed Change Amend the General Plan Foundation and Land Use designation from Rural Community: Very Low Density Residential (RC – VLDR, 1 ac. Min) to Community Development: Commercial Retail (CD:CR) (extending the existing Commercial Retail designation of the Pass Area Plan)

The applicant is requesting this change in order to build a self-storage complex and a neighborhood commercial area. (See attached site plan.)

Project Location The north side of Brookside Ave. extending from existing commercial limits which are ¼ mi. west of Beaumont Ave. ½ mile further west to Nancy St. (See attached.)

Property Description The property in this area includes 9 parcels of which the applicant owns 3. The six other parcels include an arroyo, a school district maintenance yard, a nursery, two houses and vacant land. (See attached.) Adjacent to the east (already designated commercial) is Beaumont High School. To the south of this area is the City of Beaumont. The Beaumont property is occupied by a middle school, another maintenance yard, the continuation of the arroyo and vacant land.

Issues

1. Rural Character: As seen by the existing land uses in this area, it is far from rural in nature. Because of the high school and the middle school, Brookside Ave. is a highly traveled road. Additionally, the applicant has discussed this project with the Cherry Valley Area Neighbors (CVAN) as well as other neighbors and has received favorable response. The CVAN President, Patsy Reeley, has expressed support for neighborhood uses.

AMS Group, LLC
781 E. San Bernardino Road
Covina, California
91723-1415

Phone 626.339.4266
Fax 626.339.4286
amstorage@earthlink.net

2. Fault Line: There is a fault line that crosses the applicant's property diagonally. (See site plan.) While this fault is not shown on the Alquist Priolo maps, the County Safety Element requires a 50 ft. setback on both sides of the fault line (see attached site plan). No houses can be built in the setback area which covers approximately $\frac{3}{4}$ of the applicant's property. On the other hand the proposed use of self-storage buildings and commercial parking could be built.

3. Sewer availability: It understood that any development request would require adequate sewer service. A self-storage facility has only one residence and one public bathroom. It can easily function on a septic system and result in less contamination to ground water than several full size homes.

With respect to future neighborhood commercial, there are new commercial septic system designs that are intended for this. Additionally, there is an existing sewer line in Brookside Ave., although, it is currently maintained by the City of Beaumont sewer and water district.

4. Community needs: Currently, there is no commercial development in Cherry Valley to speak of. The community needs and wants commercial uses. The location of this property gives Cherry Valley residents some commercial uses without bringing traffic through neighborhoods and without threatening the character of Cherry Valley.

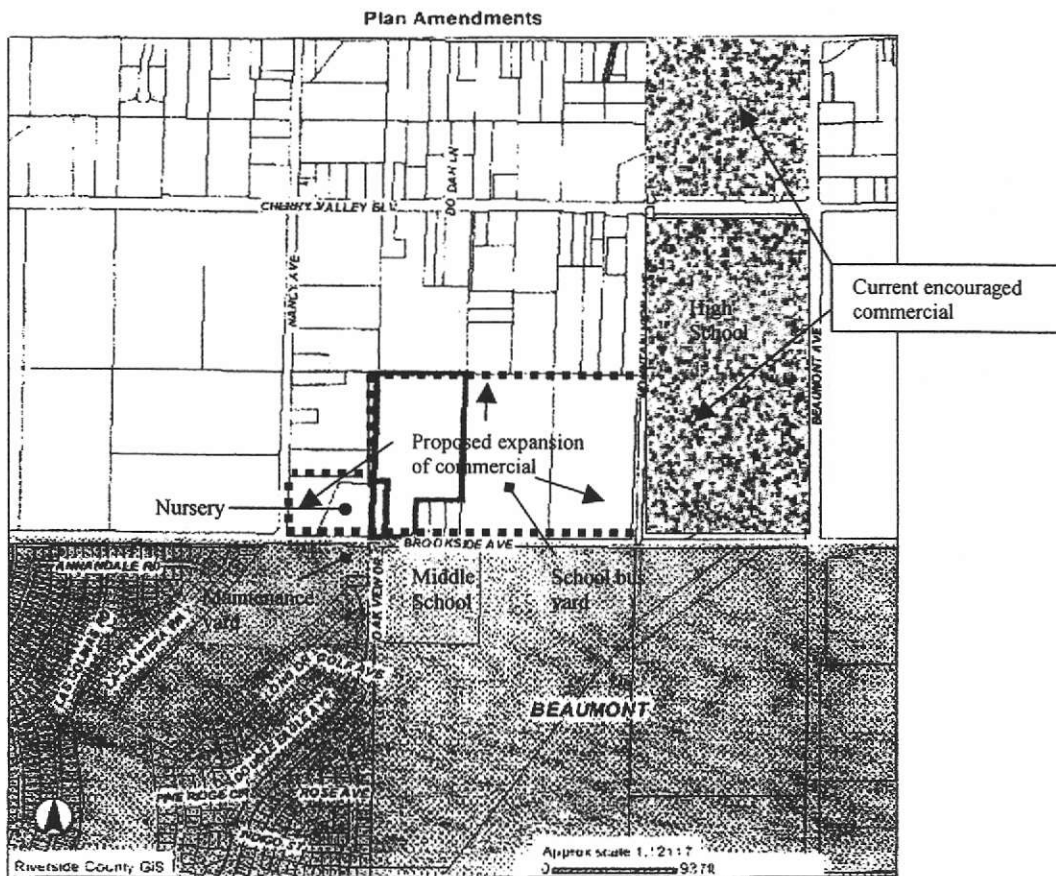
Based on the above, we respectfully request that the Planning Commission allow us to proceed to the Board of Supervisors and ultimately to a public hearing where the community can be heard.

PROPOSAL

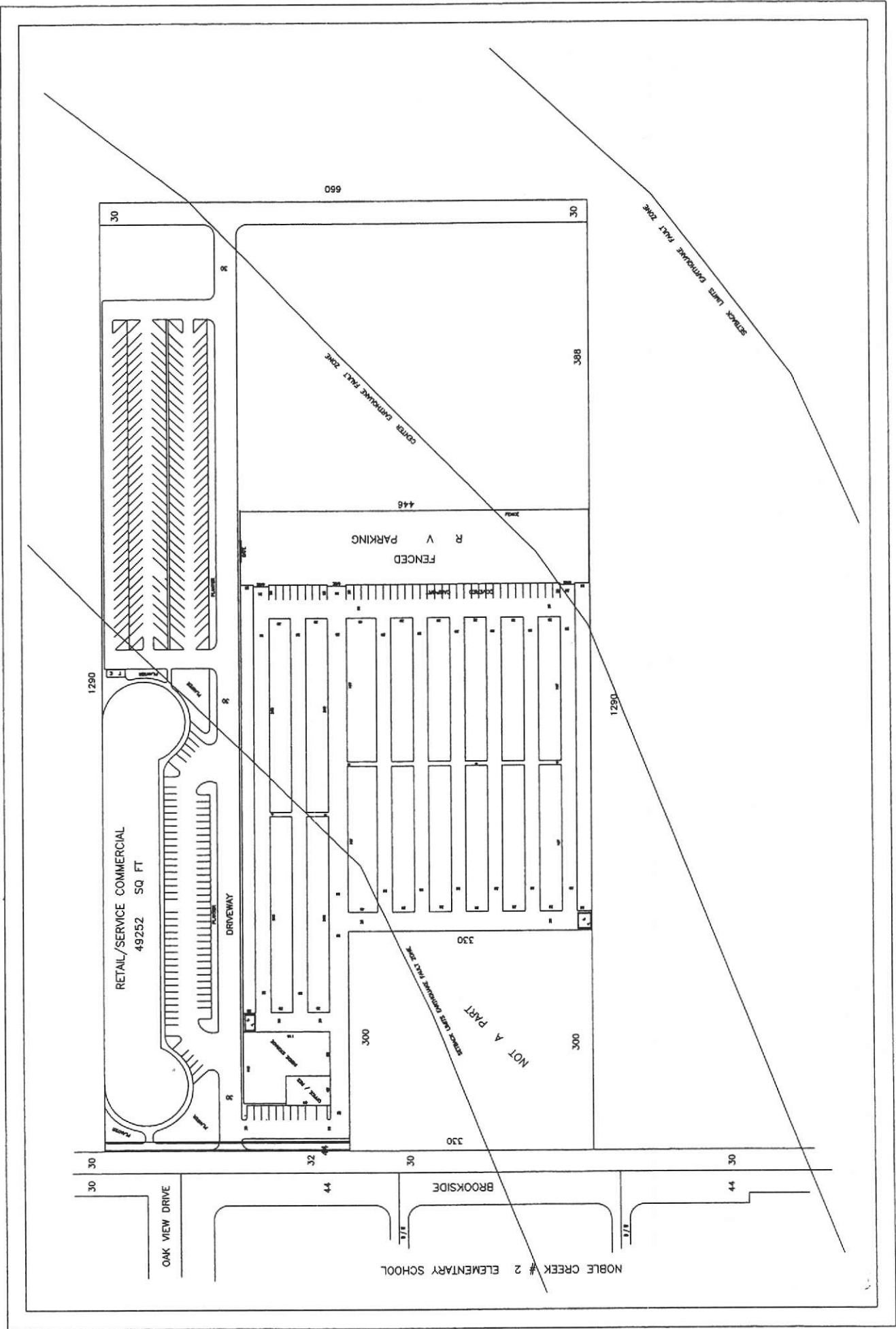
To develop a self-storage facility and neighborhood commercial on approximately 12 ac. of the 17.64 acre site. The remaining to be left undeveloped until a suitable use for the fault setback area can be determined. This proposal would require: 1.) amending the Cherry Valley Policy Area Plan Section PAP 3.2 to encourage local serving commercial development along Beaumont Ave. and Brookside Dr. from Beaumont Ave to Nancy St. 2.) changing the Foundation Component designation from Rural Community to Community Development 3.) changing the General Plan designation from VLDR to CR and 4.) changing the zoning from A1-1 to C-/C-P.

Policy Area Map:	Current Cherry Valley	Proposed: Amend Sec. PAP 3.2
Foundation Component:	Current Rural Community	Proposed: Community Development
General Plan	Current VLDR	Proposed: CR
Zoning	Current A1-1	Proposed: C-1/CP.

Riverside County GIS



Selected parcel(s):
405-230-002 405-230-006





ALGATEON
ALGATEON

38692 Brockside Ave, Beaumont, CA 92223

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Google

Pointer: 33°57'45.31" N 116°58'58.00" W elev 2695 ft
Eye alt 6813 ft
Streaming 100%

