

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

709B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
December 17, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 1046 – (Entitlement/Policy) – Applicant: Royal Homes – Engineer / Representative: GEI - Fifth Supervisorial District – Good Hope Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Northerly of Ellis Avenue, easterly of Clayton Street, southerly of Seventh Street, and westerly of State Highway 74; The project is located within the Sphere of Influence of the City of Perris – 11.78 Gross Acres – Zoning: Rural Residential (R-R) - **REQUEST:** General Plan Amendment proposes to alter the site's General Plan Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20 to 0.35 FAR) to Community Development: Very High Density Residential (CD: VHDR) (14-20 Dwelling Units Per Acre) for APN 326-250-040 and the southwestern portion for APN 326-240-079.

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 and the Board of Supervisors pursuant to this application does not require a

Ron Goldman
Planning Director

RG:db

(CONTINUE ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE 12/19/08
Time Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Fifth

Agenda Number:

15.2

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.:
Area Plan: Mead Valley
Zoning District: Good Hope
Supervisorial District: Fifth
Project Planner: Nicole Berumen
Planning Commission: December 3, 2008

General Plan Amendment No. 1046
Applicant: Royal Homes
Engineer/Rep.: GEI

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that the appropriate findings per the General Plan Administration Element be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1046 to alter the site's General Plan Land Use Designation from Community Development: Commercial Retail (CD: CR) (0.20 to 0.35 FAR) to Community Development: Very High Density Residential (CD: VHDR). The Planning Commission made the comments below. The Planning Director continues to recommend General Plan Amendment No. 1046. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION DIRECTION TO THE BOARD OF SUPERVISORS:

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

Commissioner John Roth: No comments

Commissioner John Snell: Not present

Commissioner John Petty: No comments

Commissioner Jim Porras: No comments

Commissioner Jan Zuppardo: Commissioner Zuppardo stated that the General Plan Amendment is appropriate.

Y:\Planning Case Files-Riverside office\TR35441\GPIP\BOS\ADENDUM to Staff Report GPA01046.doc



Agenda Item No.: 7.5
Area Plan: Mead Valley
Zoning District: Good Hope
Supervisory District: Fifth
Project Planner: Nicole Berumen
Planning Commission: December 3, 2008

General Plan Amendment No. 1046
Applicant: Royal Homes
Engineer/Rep.: GEI

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1046 proposes to alter the site's General Plan Land Use Designation for 11.78 gross acres from Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 Floor to Area Ratio) to Community Development: Very High Density Residential (CD:VHDR) (14-20 Dwelling Units Per Acre) for APN 326-250-040 (9.66 gross acres) and the southwestern portion for APN 326-240-079 (5.96 gross acres).

The amendment is located in the Mead Valley Area Plan of Western Riverside County; more specifically, northerly of Ellis Avenue, easterly of Clayton Street, southerly of Seventh Street and westerly of State Highway 74. The project is located within the Sphere of Influence for the City of Perris.

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 Agriculture and Entitlement/Policy GPA, under Section 2.4.

Additionally, refer to the attached Worksheets for General Plan Amendment Initiation Consideration Analysis.

ABR
4-12

GENERAL PLAN ADMINISTRATIVE ELEMENT 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 subject to the development review process and final CEQA determination. 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 that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1046 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two 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 finding per the General Plan Administrative element 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 change does not conflict with:

(1) The Riverside County Vision.

The proposed amendment would contribute to the fulfillment of the "Housing" Fundamental Value stated in Chapter No. 2 entitled "Vision" of the General Plan. The proposed General Plan Amendment would allow for a change in the land use designation from Commercial Retail (CR) to Very High Density Residential (VHDR). The change in land use designation would allow for a housing product type which would be affordable to a variety of income levels. This proposed project is located near the Interstate 215 (I-215) Corridor which is transforming into a major industrial/warehouse/manufacturing corridor that will create additional jobs and therefore necessitate the need for additional housing. The County's vision, more specifically the "Housing" Fundamental Value would be fulfilled as the land use change provides additional housing opportunities for Riverside County's varied range of income categories.

The proposed project area is not located in a redevelopment area, however there are signs of blight present within the vicinity of the site. The addition of very high density residential housing, a day care and commercial uses would create an opportunity to spur development within the area. The increase in density provides an alternative housing option which is currently not available within the community.

(2) Any General Plan Principle.

Given Staff's review it is possible that the proposed land use designation could satisfy each of the General Plan Principles and Policies.

The addition of Very High Density Residential (VHDR) (14-20 dwelling units per acre) would help to achieve General Plan Principle IV.A.1. "It is the intent of the General Plan to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse community settings emphasizing compact and higher density choices." The general plan amendment would not guarantee a variety of housing styles or range of prices, but it would create the opportunity for various densities and emphasize compact development within the community. The only residential housing density offered within the vicinity of the proposed project relates to the Medium Density Residential (MDR) (2-5 dwelling units per acre) land use designation; however the increase in density proposed with the general plan amendment would provide a choice and opportunity for an additional housing density that is currently not available. The additional housing density would create the opportunity for a compact development as concurrent applications (CZ7637, TR35441, PM35953, and CUP3586) are proposing a mixed use of residential and commercial uses.

(3) Any Foundation Component designation in the General Plan.

The project designation would be within the same Foundation Component of the General Plan. Thus, the proposed Amendment is consistent with the Community Development Foundation.

Second Required Finding: The second General Plan Administrative Element 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 proposed General Amendment would enable the development of 11.78 acres of land at a density of 14-20 dwellings units per acre. This would allow for the development of a minimum of 165 units.

The Land Use Element of the General Plan encourages "a balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments" (LU-12). The addition of the Very High Density Residential (VHDR) (14-20 dwelling units per acre) Land Use designation would allow for the addition of a residential product type which is currently not available within the vicinity of the proposed amendment.

Third Required Finding: In addition to the two required findings, as referenced above, 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:

"Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan."

The project is located along State Highway 74 in the Mead Valley Area Plan, just south of the City of Perris. This area of Mead Valley has recently seen an increase in land development applications, more specifically General Plan Amendments. The recent increase in development applications within the vicinity of the proposed project is an indication that the area is transitioning and special circumstances or conditions have emerged since the preparation of the General Plan.

The site is currently designated Commercial Retail (CR) (0.20 to 0.35 Floor to Area Ratio) and proposes to change the land use designation to Very High Density Residential (VHDR) (14-20 dwelling units per acre) for 11.78 acres of the proposed 15.62 acre project site. The change in land use from commercial to high density residential would not be detrimental, as there are currently three (3) additional general plan amendment applications that are proposing land use designations within the near vicinity, such as Business Park (BP) (0.25 -0.60 Floor to Area Ratio) and Commercial Retail (CR) (0.20 to 0.35 floor to area ratio). The addition of Very High Density Residential (VHDR) housing within the vicinity of proposed job centers would create an opportunity for those employed at the various industrial and commercial uses to live in proximity to their places of employment.

The increase in interest for development within this area of Mead Valley would also necessitate the need for infrastructure, such as sewer and other necessary utilities to extend into the State Highway 74 corridor. The extension of utilities will aid in future development within the proposed project vicinity and is likely a circumstance and/or condition that was not anticipated during preparation of the General Plan. The expansion of State Highway 74 has created the opportunity for the additional travel along the highway as it connects the City of Perris to the City of Lake Elsinore. The increase in travel has heightened and possibly accelerated the development in this area of Mead Valley.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|--|
| 1. General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) |
| 2. Proposed General Plan Land Use: | Community Development: Very High Density Residential (CD: VHDR) (14-20 Dwelling Units Per Acre) for 11.78 acres of the total 15.62 acres |
| 3. Existing Zoning (Ex. #2): | Rural Residential (R-R) |
| 4. Surrounding Zoning (Ex. #2): | Rural Residential (R-R) to the north, south, east, and west. |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Scattered single family residential and vacant land to the north, south, east, and west. |
| 7. Project Data: | Total Acreage: 11.78 Gross |

RECOMMENDATIONS:

The Planning Director 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. 1046. 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 MSHCP criteria cell or cell group;
 - b. A Specific Plan;
 - c. A Redevelopment Area;
 - d. An Agricultural Preserve;
 - e. An Area with High Potential for Paleontological Sensitivity;
 - f. An Airport Influence Area;
 - g. A Fault Zone;
 - h. A Flood Zone; or
 - i. A High Fire Area.
3. The project site is located within:
 - a. The Community of Good Hope;
 - b. The City of Perris Sphere of Influence; and
 - c. The Ord. 655 Mount Palomar Lighting Influence Area, (Zone B 36.35 miles).
4. The subject site is currently designated as Assessor's Parcel Numbers: 326-250-040 and 326-240-079

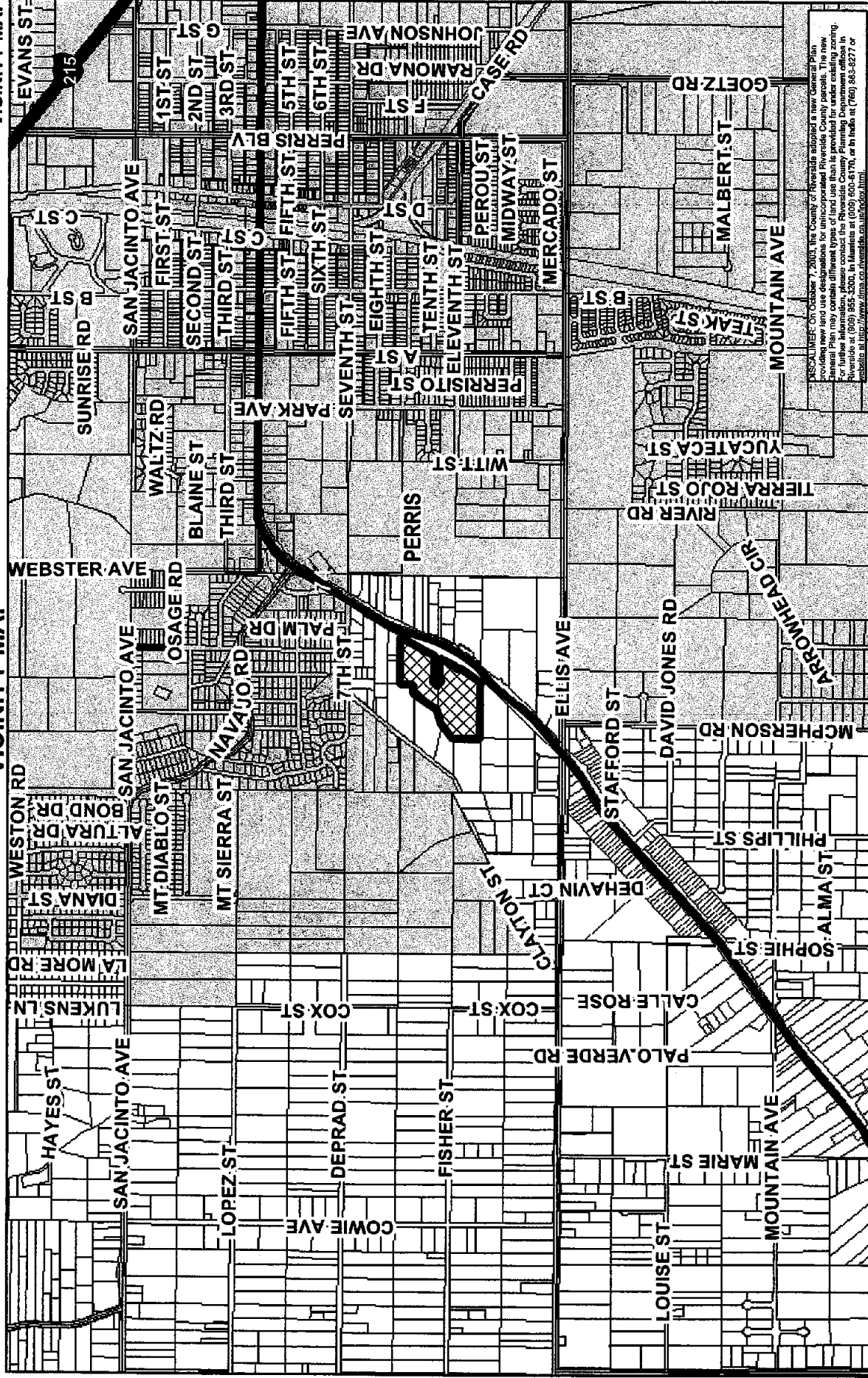
Supervisor Ashley
 District 5
 Date Drawn: 8/12/08

CZ07637 GPA01046

Planner: Nicole Berumen
 Date: 8/18/08

VICINITY MAP

VICINITY MAP



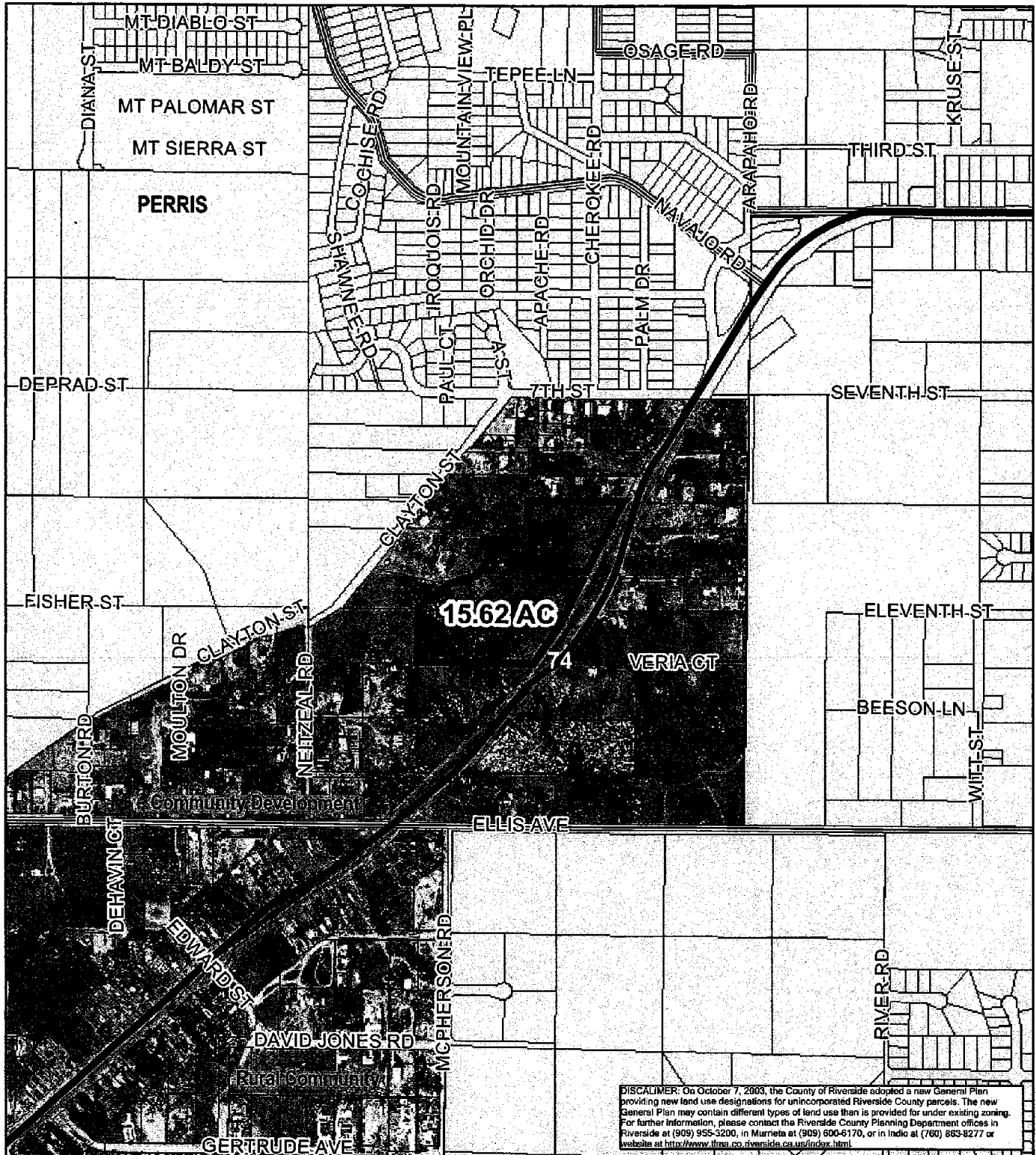
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. Riverside at (909) 955-3300, in Maricopa at (602) 600-6170, or in Idaho at (760) 983-3277 or website at <http://www.lmap.ca.gov/indoc.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 Area: Good Hope
 Township/Range: T4SR4W
 Section : 36

Assessors
 Bk. Pg. 326-24 & 25
 Thomas
 Bros. Pg. 807 E4





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 Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.ltrp.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

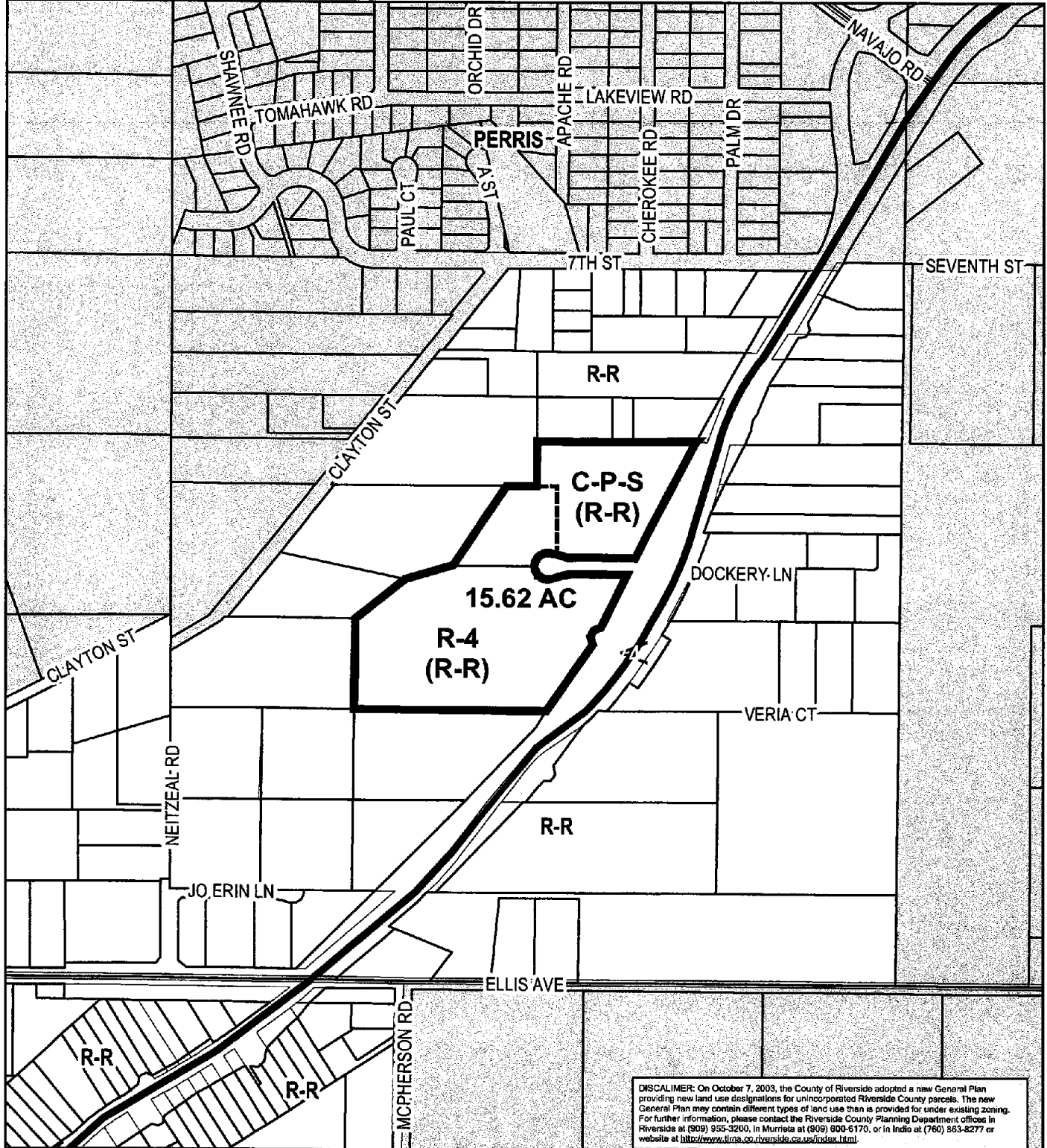
Area
Plan: Good Hope
Township/Range: T4SR4W
Section: 36



Assessors
Bk. Pg. 326-24 & 25
Thomas
Bros. Pg. 807 E4

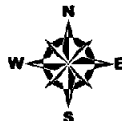
CZ07637 GPA01046

PROPOSED ZONING



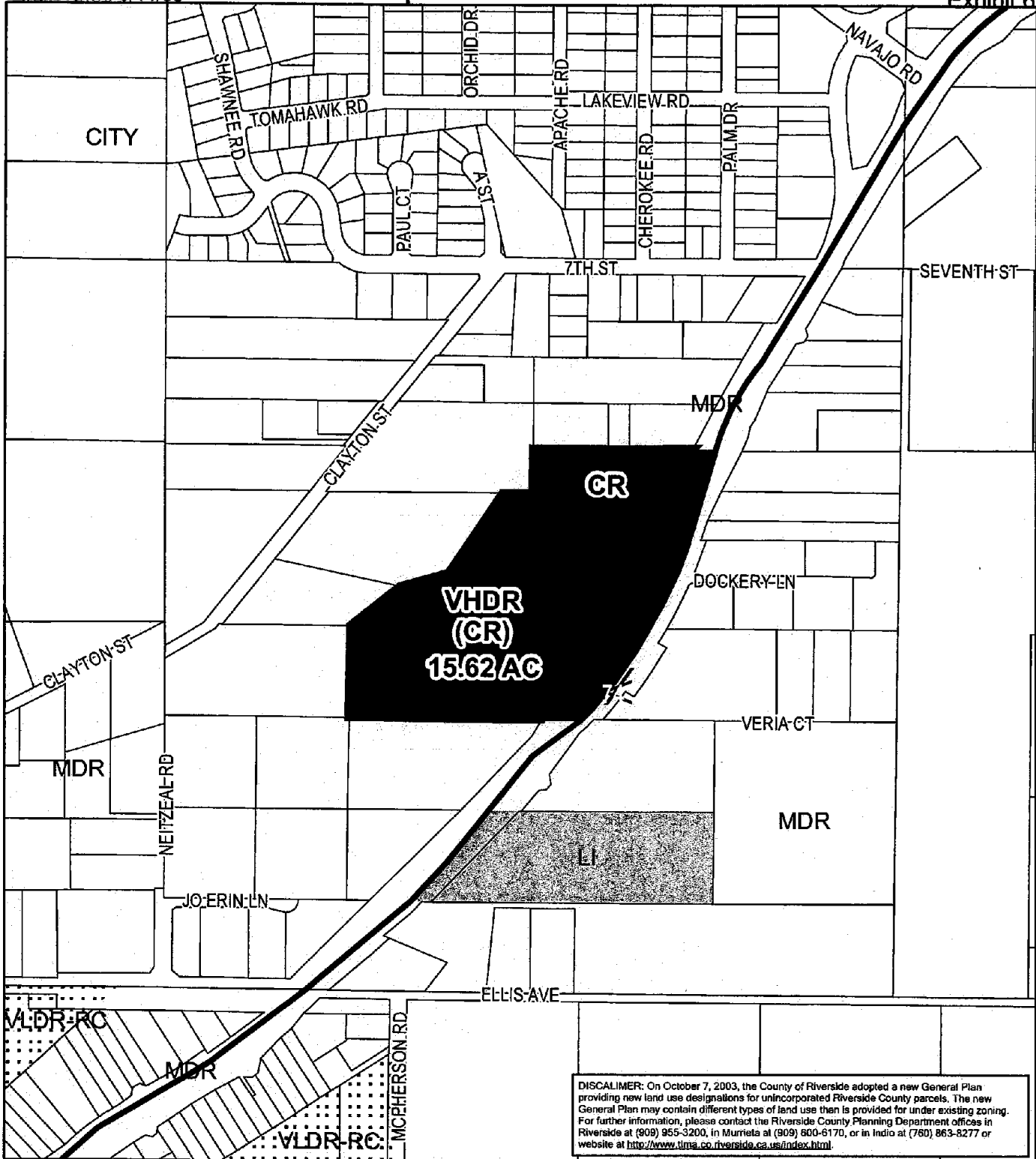
Zone
Area: Godd Hope
Township/Range: T4SR4W
Section : 36

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk. Pg. 326-24 & 25
Thomas
Bros. Pg. 807 E4

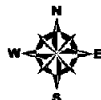
CZ07637 GPA01046
Proposed General Plan



Zone
 Area: Good Hope
 Township/Range: T4SR4W
 Section : 36

RIVERSIDE COUNTY PLANNING DEPARTMENT

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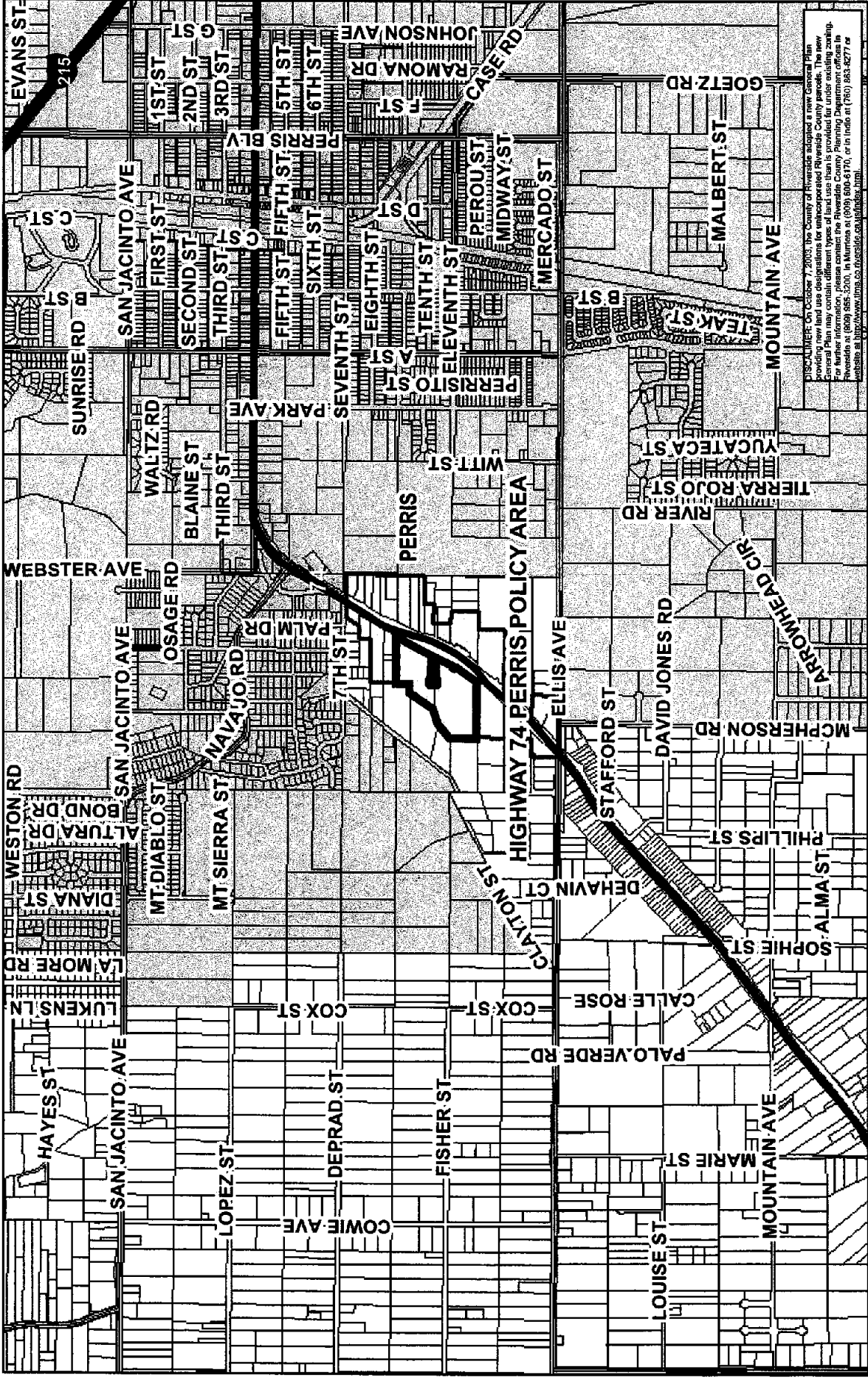


Supervisor Ashley
 District 5
 Date Drawn: 8/12/08

CZ07637 GPA01046

Planner: Nicole Berumen
 Date: 8/18/08
 Exhibit 8

POLICY AREAS



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan. This 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 (951) 955-3200, in Murrieta at (951) 600-6170, or in Indio at (760) 863-9277 or visit us at <http://www.ltrpa.ca.gov/riverside/planning.htm>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
 Blk. Pg. 326-24 & 25
 Thomas 807 E4
 Bros. Pg.

Zone
 Area: Good Hope
 Township/Range: T4SR4W
 Section : 36



ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA01046 Supervisorial District: Fifth

Existing Zoning: R-R

Area Plan: Mead Valley

Acreage: 11.78 gross acres

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development

Existing General Plan Land Use Designation: Commercial Retail (CR) (0.20-0.35 FAR)

Existing Policy Area(s) or Overlay(s): Highway 74 Perris Policy Area

Existing Map(s) of Issue (cite GP figure # and page #): N/A

Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

PROPOSED GENERAL PLAN CHANGES (For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: N/A

Proposed General Plan Land Use Designation: Very High Density Residential (VHDR) (14-20 Dwelling Units Per Acre)

Proposed Change to Policy Area or Overlay: N/A

Proposed Change to Map (cite GP map name): Mead Valley Area Plan Land Use Map

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

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 ½ Mile		X	
Liquefaction Potential; Subsidence		X	
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		Perris
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)		X	

*** OTHER ISSUES:**

<i>Item</i>	<i>Policy</i>	<i>Discussion</i>

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	
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:**

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