

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

312B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
November 1, 2008

**SUBJECT: GENERAL PLAN AMENDMENT NO. 963** (Foundation - Regular) – Applicant: Trip Hord Associates – Engineer / Representative: Trip Hord Associates - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (VLDR:RC) (1 Acre Minimum) – Location: Northerly of Cajalco Road, easterly of Harley John Drive, southerly of Scottsdale Road, and westerly of Wood Road – 2.11 Gross Acres - Zoning: Residential Agriculture - 1 Acre Minimum (R-A-1) - **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 Very Low Density Residential (VLDR) (1 Acre Minimum) to Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio)

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopts a tentative denial of an order initiating proceedings for the above referenced amendment of the general plan 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

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REVIEWED BY EXECUTIVE OFFICE

DATE 11/9/08

Tina Grande  
Departmental Concurrence

Policy

Policy

Consent

Consent

Dept's Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

15.1

The Honorable Board of Supervisors

**RE: GENERAL PLAN AMENDMENT NO. 963** (Foundation - Regular)

November 1, 2008

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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 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.: 6.3**  
**Area Plan: Lake Mathews / Woodcrest**  
**Zoning District: Woodcrest**  
**Supervisory District: First**  
**Project Planner: Amy Aldana**  
**Planning Commission: August 12, 2008**

**General Plan Amendment No. 963**  
**(Foundation – Regular)**  
**E.A. Number: 41791**  
**Applicant: Trip Hord Associates**  
**Engineer/Rep.: Trip Hord Associates**

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

### **RECOMMENDATIONS:**

The Planning Director does not recommend an order initiating proceedings for General Plan Amendment No. 963 to change the foundation component from Rural Community (RC) to Community Development (CD) and the General Plan land use designation from Very Low Density Residential (RC-VLDR) to Commercial Retail (CR) for an approximately 2.11-acre property located northerly of Cajalco Road, easterly of Harley John Drive, southerly of Scottsdale Road, and westerly of Wood Road. The Planning Commission made the comments below. The Planning Director continues to not recommend the initiation of General Plan Amendment No. 963 which proposes to change the foundation component from Rural Community (RC) to Community Development (CD) and the General Plan land use designation from Very Low Density Residential (RC-VLDR) 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:** Commissioner Roth commented that the site is located between two commercial retail areas and is surrounded by very low density residential. He concurred with the Planning Director's recommendation that a change in land use designations from Very Low Density Residential (RC-VLDR) to Commercial Retail (CR) is not appropriate.
- Commissioner John Snell:** No comment
- Commissioner John Petty:** Commissioner Petty requested traffic counts for Cajalco Road.
- Commissioner Jim Porras:** Commissioner Porras concurred with the Planning Director's recommendation that a change in land use designations from Very Low Density Residential (RC-VLDR) to Commercial Retail (CR) is not appropriate.
- Commissioner Jan Zuppardo:** No comment

Agenda Item No.: 6.3  
Area Plan: Lake Mathews / Woodcrest  
Zoning District: Cajalco  
Supervisory District: First  
Project Planner: Amy Aldana  
Planning Commission: August 12, 2008

General Plan Amendment No. 963  
(Foundation – Regular)  
E.A. Number: 41791  
Applicant: Trip Hord Associates  
Engineer/Rep.: Trip Hord Associates

**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: Very Low Density Residential" (RC:VLDR) (1 Ac. Min.) to "Community Development: Commercial Retail" (CD:CR) (0.20 – 0.35 Floor Area Ratio) for an approximately 2.11-acre property. The project is located northerly of Cajalco Road, easterly of Harley John Drive, southerly of Scottsdale Road, and westerly of Wood Road.

**ISSUES:**

The proposed site is vacant and is surrounded by the occasional single family residence and mobile home, but primarily by vacant land. The surrounding area, including the proposed site, is designated as very low density residential within a rustic atmosphere and is compatible with existing rural characteristics. It provides a peaceful setting for the local rural neighborhoods. To continue very low density residential development on the proposed site would be consistent with the pattern of development and vision for the area.

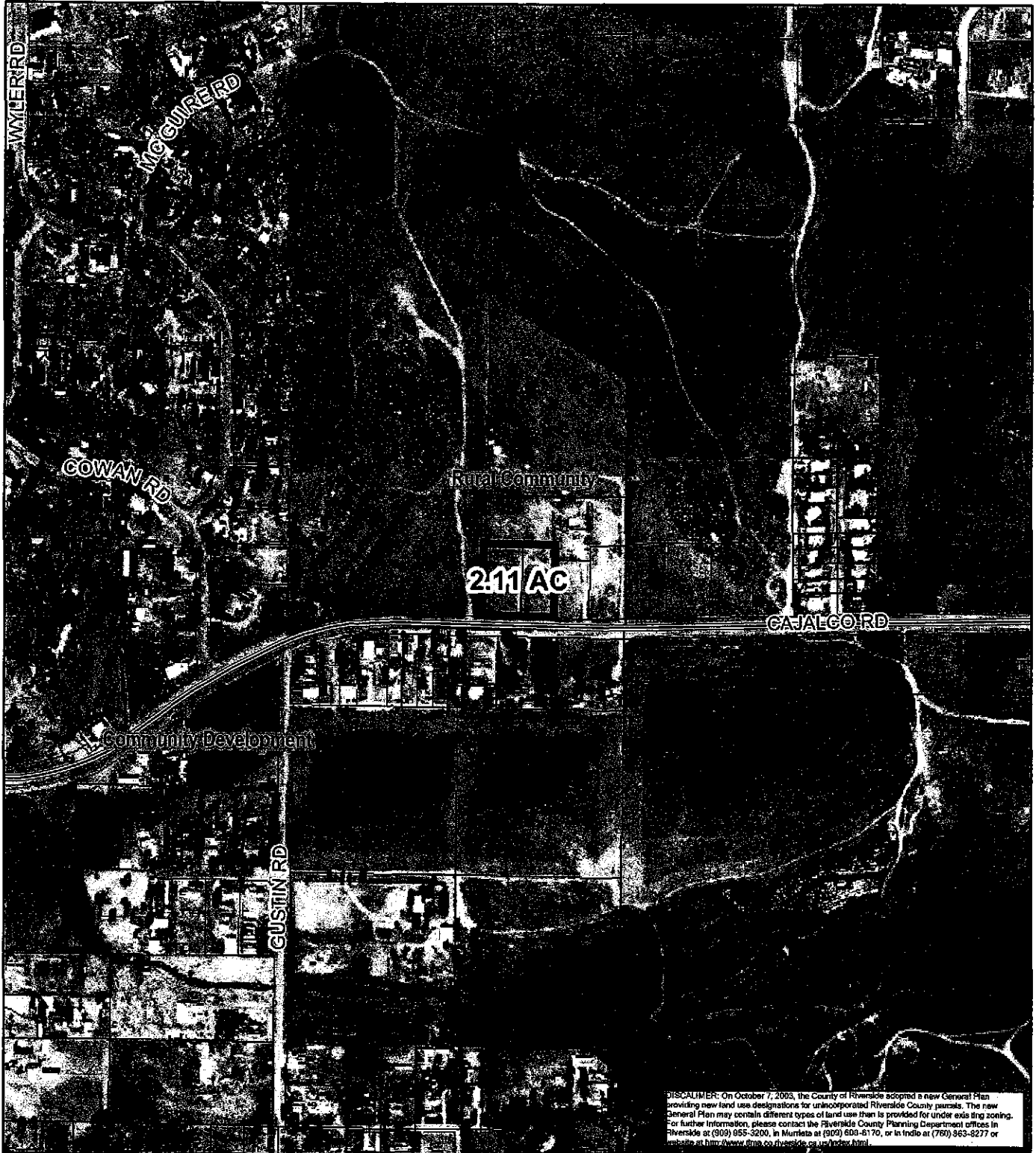
The proposed site is located within a MSHCP cell (Cell group E, Cell number 2325) and focuses on the preservation on wildlife and vegetation native to the area. Commercial uses are not commonplace in the area; therefore, the proposal would be contrary to the existing plan and creates an inconsistency between the land use map/element and the policy within the area plan.

Substantial evidence has not been provided to show that new conditions or circumstances are present in the area to justify the proposed change to commercial uses.

**RECOMMENDATIONS:**

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 937 from Rural Community: Very Low Density Residential to Community Development: Commercial Retail **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 285-160-029 and 285-160-030.



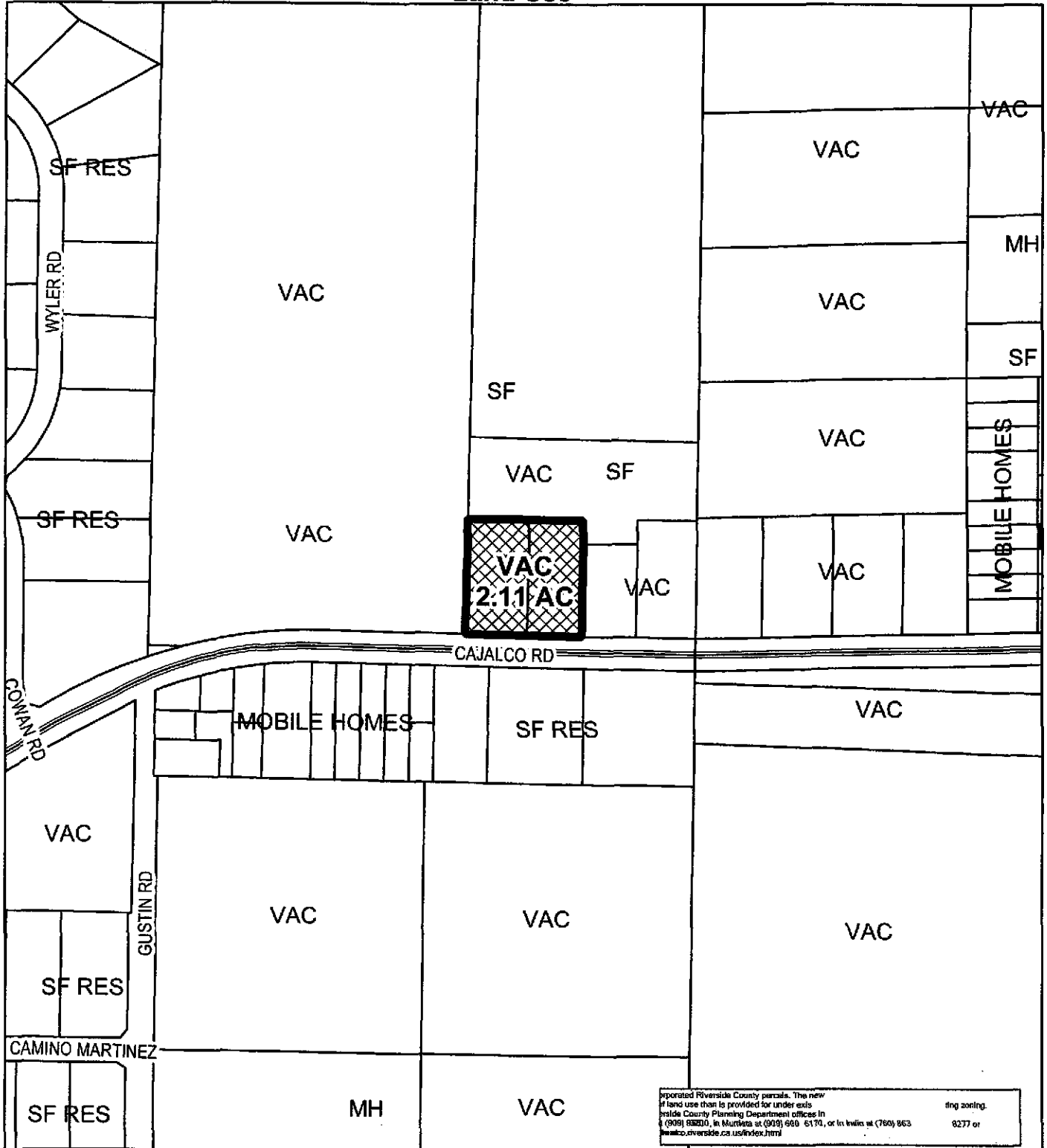
District  
Plan: Cajalco  
Township/Range: T4SR5W  
Section: 12

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors  
Bk. Pg. 285-16  
Thomas  
Bros. Pg. 776 C2

Land Use



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: Cajalco  
Township/Range: T4SR5W  
Section: 12



Assessors  
Bk. Pg. 285-16  
Thomas  
Bros. Pg. 776 C2

Supervisor Buster  
District 1  
Date Drawn: 3/12/08

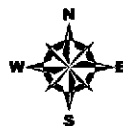
**GPA00963**  
**EXISTING ZONING**

Planner: Amy Aldana  
Date: 3/12/08  
Exhibit 2



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: Cajalco  
Township/Range: T4SR5W  
Section: 12



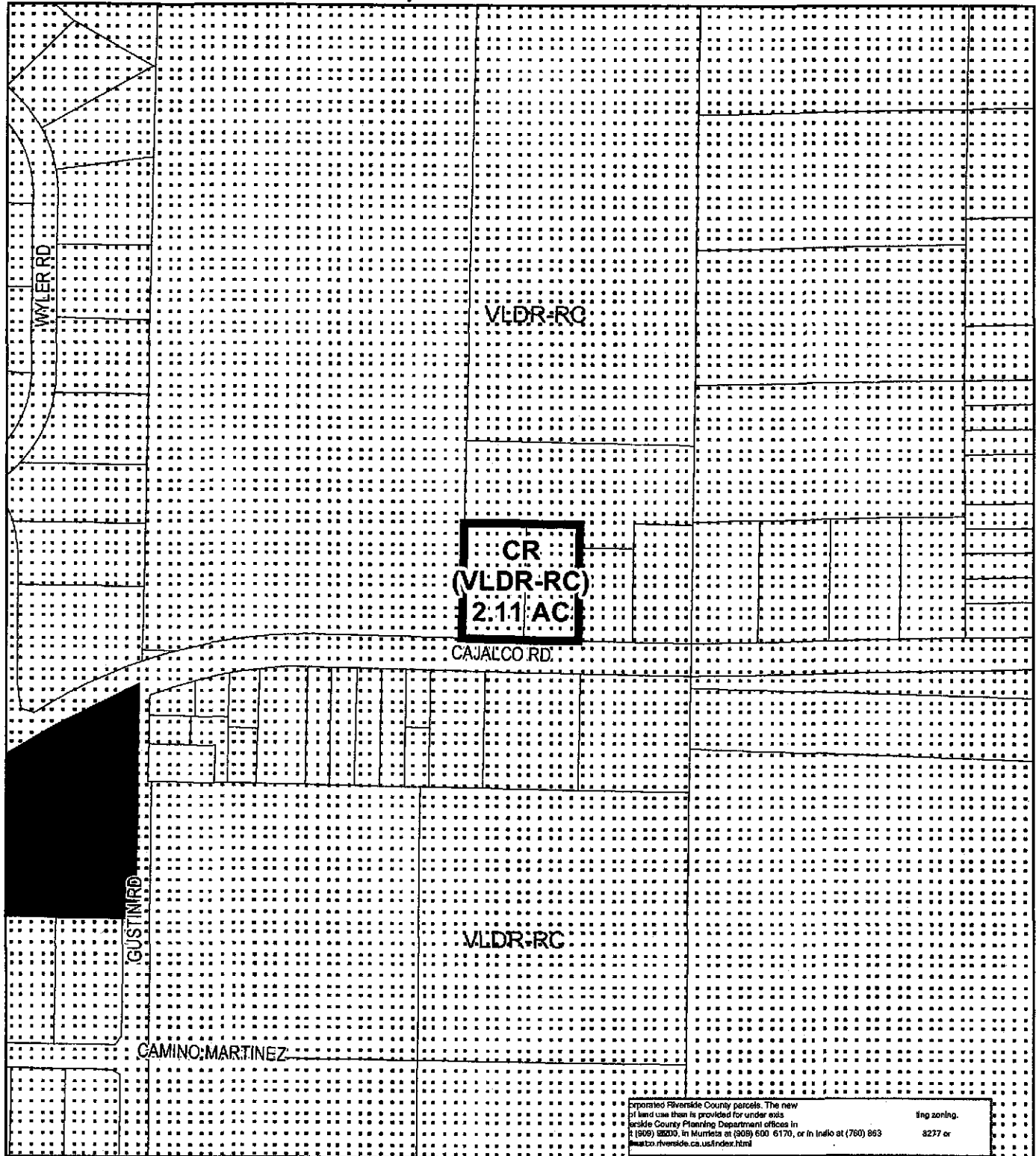
Assessors  
Bk. Pg. 285-16  
Thomas  
Bros. Pg. 776 C2



Supervisor Buster  
District 1  
Date Drawn: 3/12/08

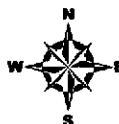
**GPA00963**  
**Proposed General Plan**

Planner: Amy Aldana  
Date: 3/12/08  
Exhibit 6



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: Cajalco  
Township/Range: T4SR5W  
Section: 12



Assessors  
Bk. Pg. 285-16  
Thomas  
Bros. Pg. 776 C2







MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**15.1**

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the recommendation by the Planning Director to tentatively decline an order initiating proceedings for General Plan Amendment No. 963, submitted by Trip Hord Associates to amend the General Plan Foundation Component for the subject property from Rural Community to Community Development and to amend the General Plan Land Use Designation from Very Low Density Residential (1 acre minimum) to Commercial Retail (0.20 – 0.35 floor area ratio), in the Woodcrest Zoning District, Lake Mathews/Woodcrest Area Plan, 1st District is continued to Tuesday, January 13, 2009 at 1:30 p.m.

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I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on December 9, 2008 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: December 9, 2008

Nancy Romero, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: Jane Schuman Deputy

AGENDA NO.  
15.1

xc: Planning(2), Applicant, CQB

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



January 11, 2009

*VIA ELECTRONIC MAIL AND FACSIMILE*

The Hon. Roy Wilson  
Riverside County Board of Supervisors  
4080 Lemon St. 5<sup>th</sup> Floor  
Riverside, CA 92501

**RE: Item 15, General Plan Amendment Initiation Proceedings (January 13, 2009)**

Dear Chairman Wilson and Members of the Board:

The Endangered Habitats League (EHL) wishes to express some general concerns about the landowner-initiated GPA process and then comment about specific items on the January 13 agenda.

As you know, the Five-Year Update Cycle is the time to take stock of the County's future. Over the last five years, your Board has exerted commendable discipline over proposed Foundation amendments. In our view, it is imperative that this discipline now be extended to both the landowner-initiated and County-initiated GPAs. A list of suggested guiding principles is as follows:

- The Foundation map should not be eroded unless to correct errors or in the event of *compelling* planning reasons. The vision of the 2003 General Plan is not broken.
- The Board should provide stability for land use and transportation planning, and focus on making better use of the large amount of land already designated for Community Development.
- The Board should protect intact Rural and Agriculture lands from both urban and estate lot (Rural Community) development. The latter is inefficient and thus costly in terms of infrastructure and services.
- Land within MSHCP Criteria Cells should not be up-planned except in carefully selected instances where, consistent with the MSHCP, it provides an incentive for a site design that better implements the MSHCP.
- Finally, the Board should fully implement a key recommendation of the Riverside County Fire Hazard Reduction Task Force to reduce future loss of life and property and save the taxpayer money:

*Update the Riverside County General Plan and complete consistency zoning actions to limit residential growth within or adjacent to high fire hazard areas.*

We have the following concerns with the process to date, and request that the next Five-Year Update Cycle be improved to address these concerns:

- Given the importance of the Five-Year Update Cycle, there should have been more outreach to interested stakeholders for both the landowner-initiated GPAs and the County-initiated GPA 960 process.
- There is insufficient coordination between GPA 960 and landowner-initiated GPAs. For example, in the Coachella Valley, 13,000 acres of urban conversion is being initiated through the landowner process, with thousands more acres of such conversion being considered in GPA 960. Landowner initiation is proceeding absent an understanding of the "big picture" of what amount of additional Community Development land is actually needed or a meaningful discussion of where, from an infrastructure and services standpoint, it might best be sited. This non-comprehensive approach defeats the purpose of the Five-Year Cycle.
- The 140 landowner-initiated GPAs are not being presented to the public in a holistic manner, for example in workshops, even though they have the potential to erode the Foundation system. Instead of a "user friendly" approach, members of the public must track multiple Commission and Board agendas.
- Some decisions to date reflect a lack of planning discipline, such as GPA 996 (600 acres of remote Rural land in the Pass/National Forest area, of high fire hazard, initiated as a conversion to Rural Community estates).

Comments on specific items on the January 13, 2009 agenda are as follows:

Item 15.1, GPA 963 (Lake Mathews)

*Concur* with the staff recommendation for non-initiation, as the proposal would introduce a "spot zone" of Community Development in generally rural area. The result would not be orderly development in the context of a larger urban plan. Furthermore, the proposed change would undermine MSHCP planning in a Criteria Cell.

Item 6.4, GPA 994 (Jurupa)

*Concur* with the staff recommendation to change Rural Community to Community Development Overlay. The property borders substantial urban development and is surrounded by golf course and Rural Community. If developed, the site should be used efficiently rather than subdivided into estate lots. However, staff correctly notes that there is as yet no comprehensive plan for urbanization of the area, and it is thus appropriate to use the Overlay pending such planning. We are troubled, though that no information has been provided as to whether there is an overall shortage of land already designated as Community Development, and if more is actually needed.

Item 6.5, GPA 1024 (Mira Loma)

*No position.*

Item 6.7, GPA 983 (San Jacinto Valley)

*Insufficient information.* This property is currently designated Open Space: Conservation, which is defined as follows:

***Open Space-Conservation (OS-C)*** - The Open Spacc-Conservation land use designation is applied to land designated for preservation of non-MSHCP habitat lands, protection from natural hazards, and preservation of scenic and other natural resources. Ancillary structures or uses may be permitted provided that they further the intent of this designation and do not substantially alter the character of the area. Actual building or structure size, siting, and design will be determined on a case by case basis.

No information has been provided in the staff report as to why the land was so-designated in 2003, what has changed since then, or why the original designation is in error. *If* in error due to surrounding highways and development, and *if* the site does not represent scenic, natural resources, or natural hazards, then a change may be appropriate.

Thank you for considering our views, and we look forward to working with you on a successful Fire-Year Update Cycle.

With best wishes for the New Year,



Dan Silver, MD  
Excutive Director

Electronic cc: Ron Goldman  
Mike Harrod  
Katherine Lind  
Interested parties