

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

816B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 22, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 994 (Foundation – Regular) – Applicant: Ronald J. Norton – Engineer / Representative: Adkan Engineers - Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: Northwesterly of Armstrong Road, northeasterly of 29th Street, and Southerly of Sierra Avenue – 39.54 Gross Acres - Zoning: Light Agriculture (A-1) and General Commercial (C-1/C-P) - **REQUEST:** Propose to amend General Plan foundation component on the subject site from RURAL COMMUNITY (RC) to COMMUNITY DEVELOPMENT (CD) by applying a Community Development Overlay to the subject site and parcels to the south of the subject site

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 and as shown on Exhibit 7. 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

Ron Goldman
Planning Director

RG:aja

REVIEWED BY EXECUTIVE OFFICE

DATE 1/7/09 RM
Tina Grande
Departmental Conference

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

Prev. Agn. Ref.

District: Second

Agenda Number:

15.2

The Honorable Board of Supervisors
RE: GENERAL PLAN AMENDMENT NO. 994
December 22, 2008
Page 2 of 2

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: Jurupa
Zoning District: Rubidoux
Supervisory District: Second
Project Planner: Amy Aldana
Planning Commission: October 1, 2008
Continued from: August 12, 2008

General Plan Amendment No. 994
(Foundation – Regular)
Applicant: Ronald J. Norton
Engineer/Rep.: Adkan Engineers

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommends changing the foundation component from *Rural Community (RC)* to *Community Development (CD)* by applying a *Community Development Overlay* for an approximately 39.54-acre property.

It is also recommended that the overlay be extended to include parcels from 34th Street, along Armstrong Road, to Sierra Avenue (APNs 174-340-023, 174-340-026, 174-340-027, 174-340-037, 174-340-038, 174-340-040, 174-380-001, 174-380-002, 174-380-003, 174-380-004, 174-380-005, 174-380-006, 174-380-007, 174-380-008, 174-380-009, 174-380-010, 174-380-011, 174-381-001, 174-381-002, 174-381-003, 174-381-004, 174-381-005, 174-381-006, 174-381-007, 174-381-008, 174-381-009, 174-381-010, 174-381-011, 174-381-012, 174-381-013, 174-381-014, 174-381-015).

The *Community Development Overlay* would allow *Community Development* land use designations to be applied through *General Plan Amendments* in the future, while maintaining the underlying land use designations of these other foundation components until such time as the *Community Development* land uses are proposed. This would potentially allow for the comprehensive development of the area northwest of Armstrong Road between Sierra Avenue and 34th Street with views of Oak Quarry Golf Course.

The Planning Commission made the comments below. The Planning Director continues to recommend the initiation of *General Plan Amendment No. 994* to *Community Development Overlay*. 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 comments

Commissioner John Snell: Concurs with staff's recommendation to apply the *Community Development Overlay* while maintaining the underlying designations.

Commissioner John Petty: No comments

Commissioner Jim Porras: No comments

Commissioner Jan Zuppardo: No comments

DEVELOPMENT OPPORTUNITY



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 (951) 955-3200, in Murrieta at (951) 800-5176, or in Indio at (760) 863-6277 or website at <http://www.tms.com/riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District
 Plan: Rubidoux
 Township/Range: T2SR5W
 Section: 5



Assessors
 Bk. Pg. 174-34
 Thomas
 Bros. Pg. 645 B6

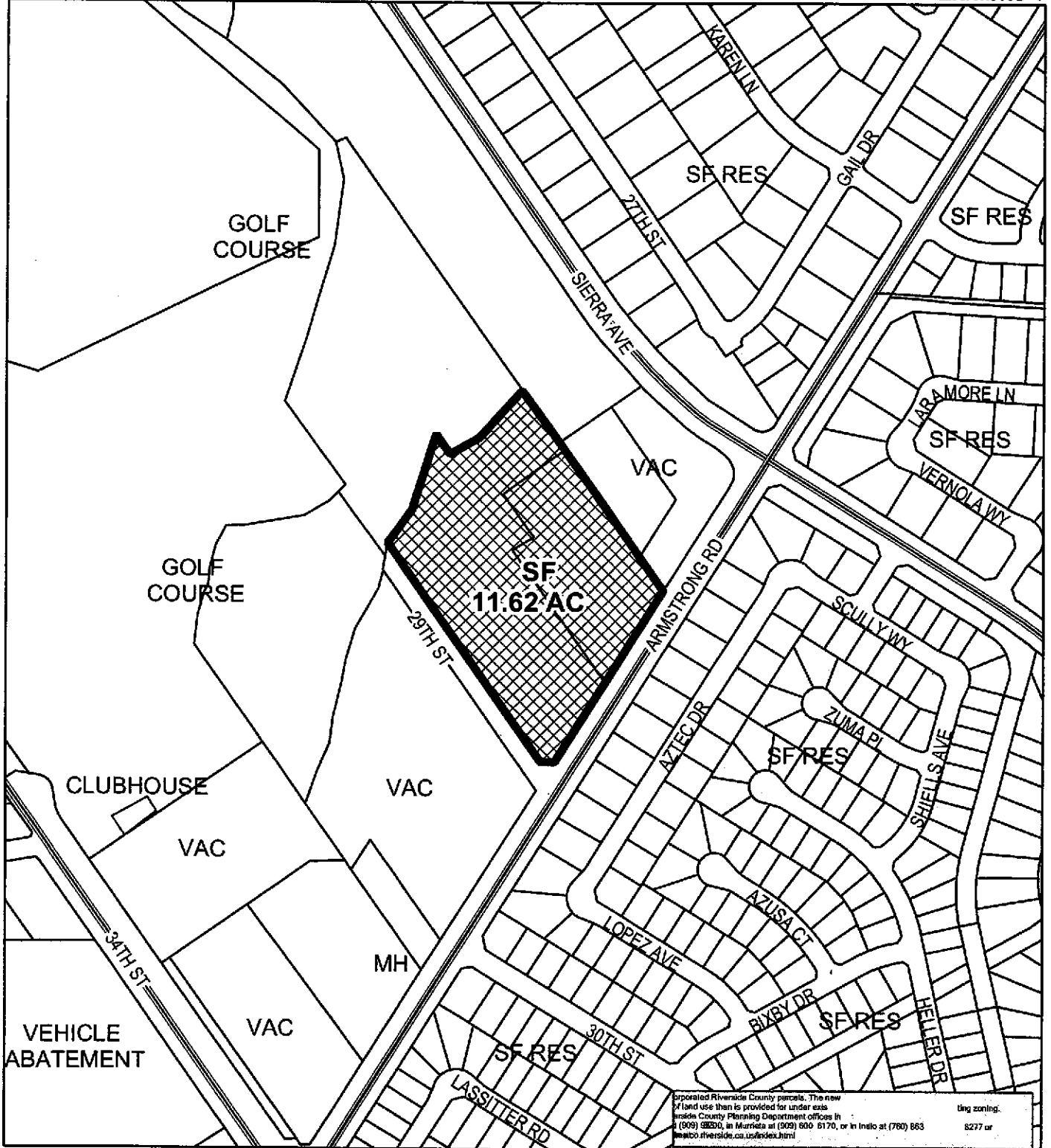


Supervisor Tavaglione
District 2
Date Drawn: 3/05/08

GPA00994

Land Use

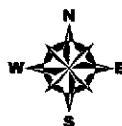
Planner: Amy Aldana
Date: 3/10/08
Exhibits 1



Revised Riverside County parcels. The new
of land use than is provided for under exist
Riverside County Planning Department offices in
(909) 982-9310, in Murrieta at (909) 690-6170, or in Inland at (760) 863-
http://webco.riverside.ca.us/index.html 8277 or

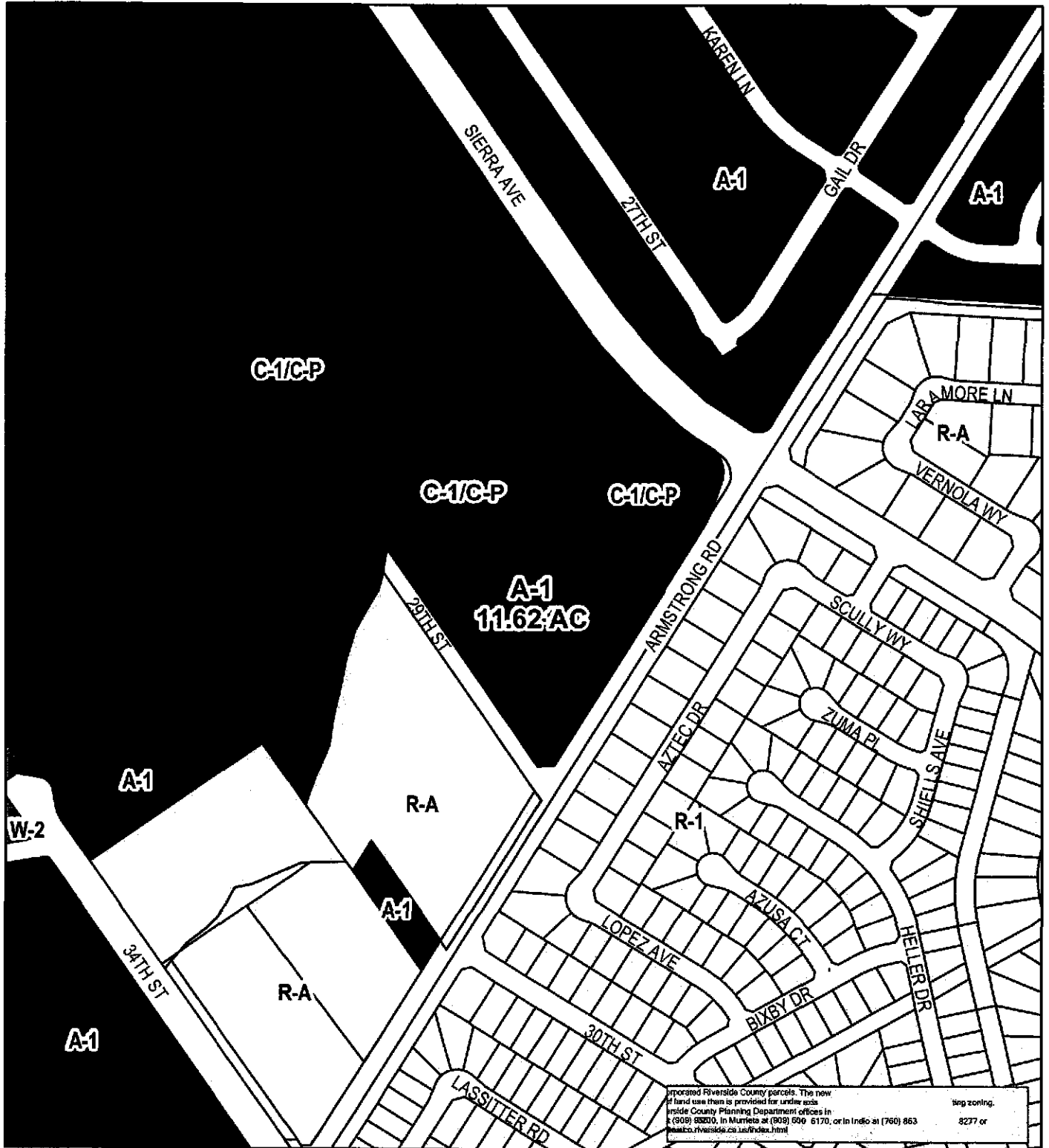
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Rubidoux
Township/Range: T2SR5W
Section: 5



Assessors
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Thomas
Bros. Pg. 645 B6

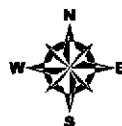




Incorporated Riverside County parcels. The new parcel use them is provided for under existing zoning. Riverside County Planning Department offices in Murietta at (908) 649-6170, or in Indio at (760) 863-8277 or www.rivco.ca.us/index.html

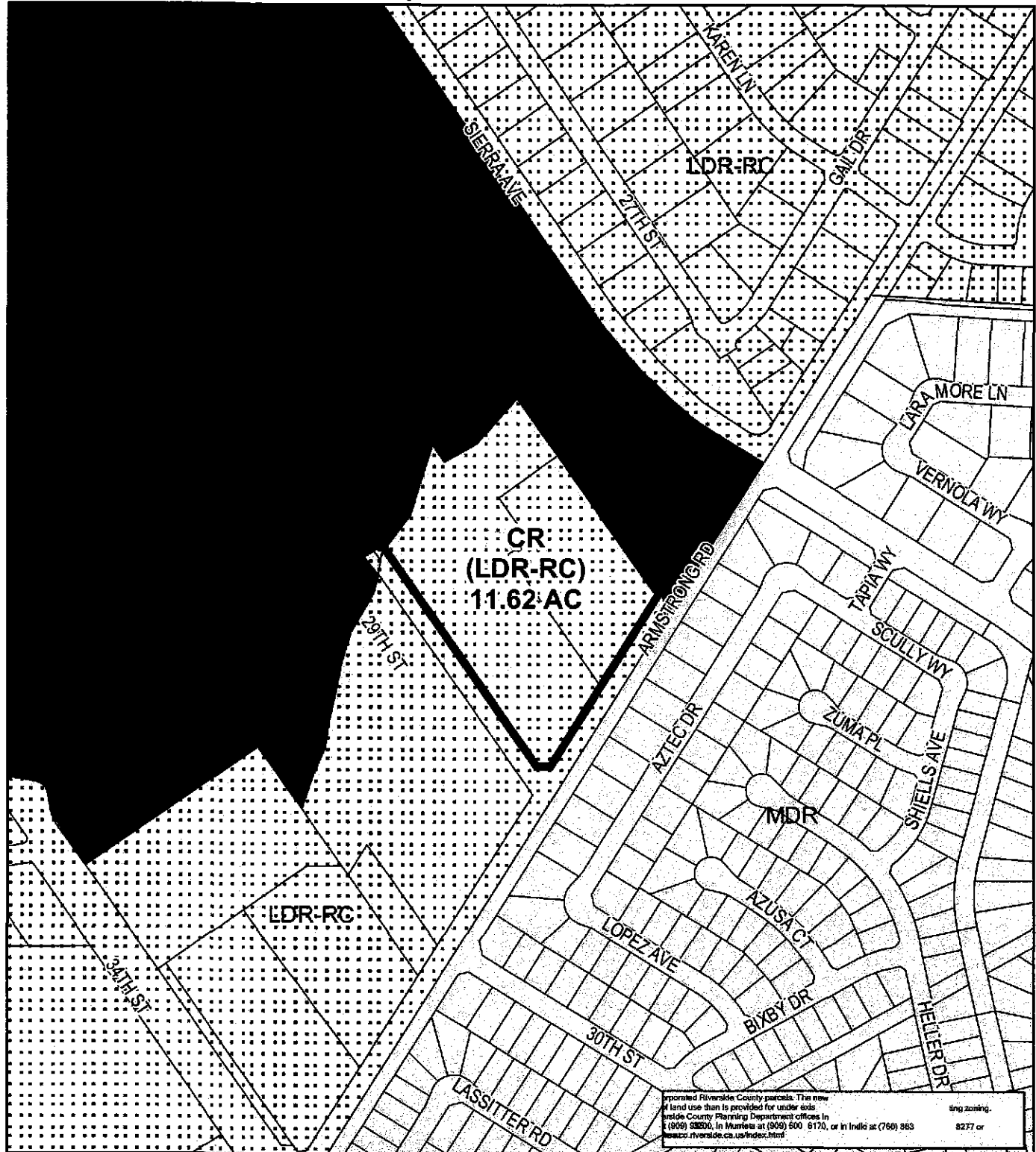
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: Rubidoux
 Township/Range: T2SR5W
 Section: 5



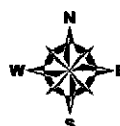
Assessors
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 Bros. Pg. 645 B6





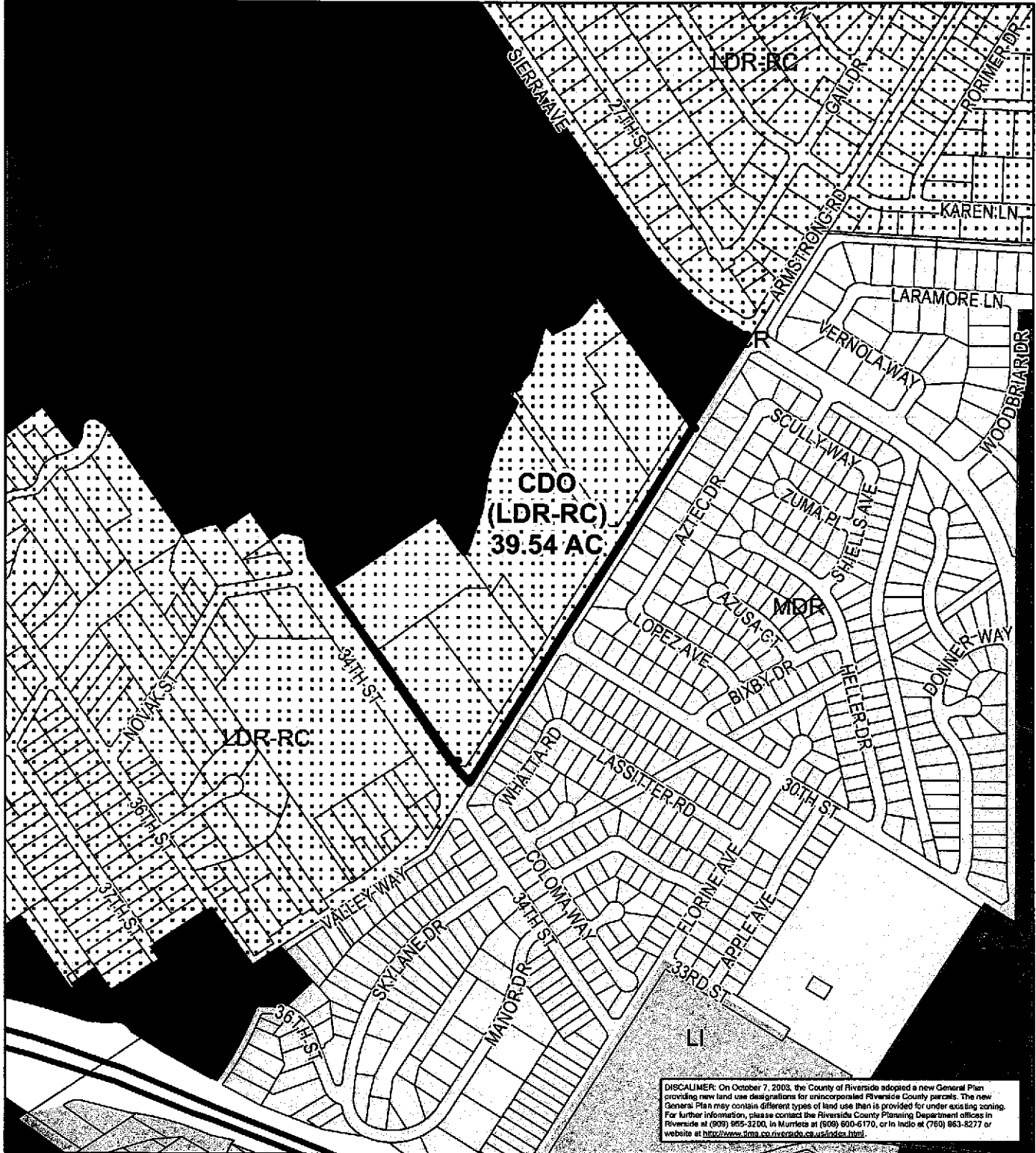
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Rubidoux
Township/Range: T2SR5W
Section: 5



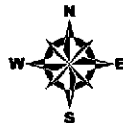
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Rubidoux
Township/Range: T2SR5W
Section: 5

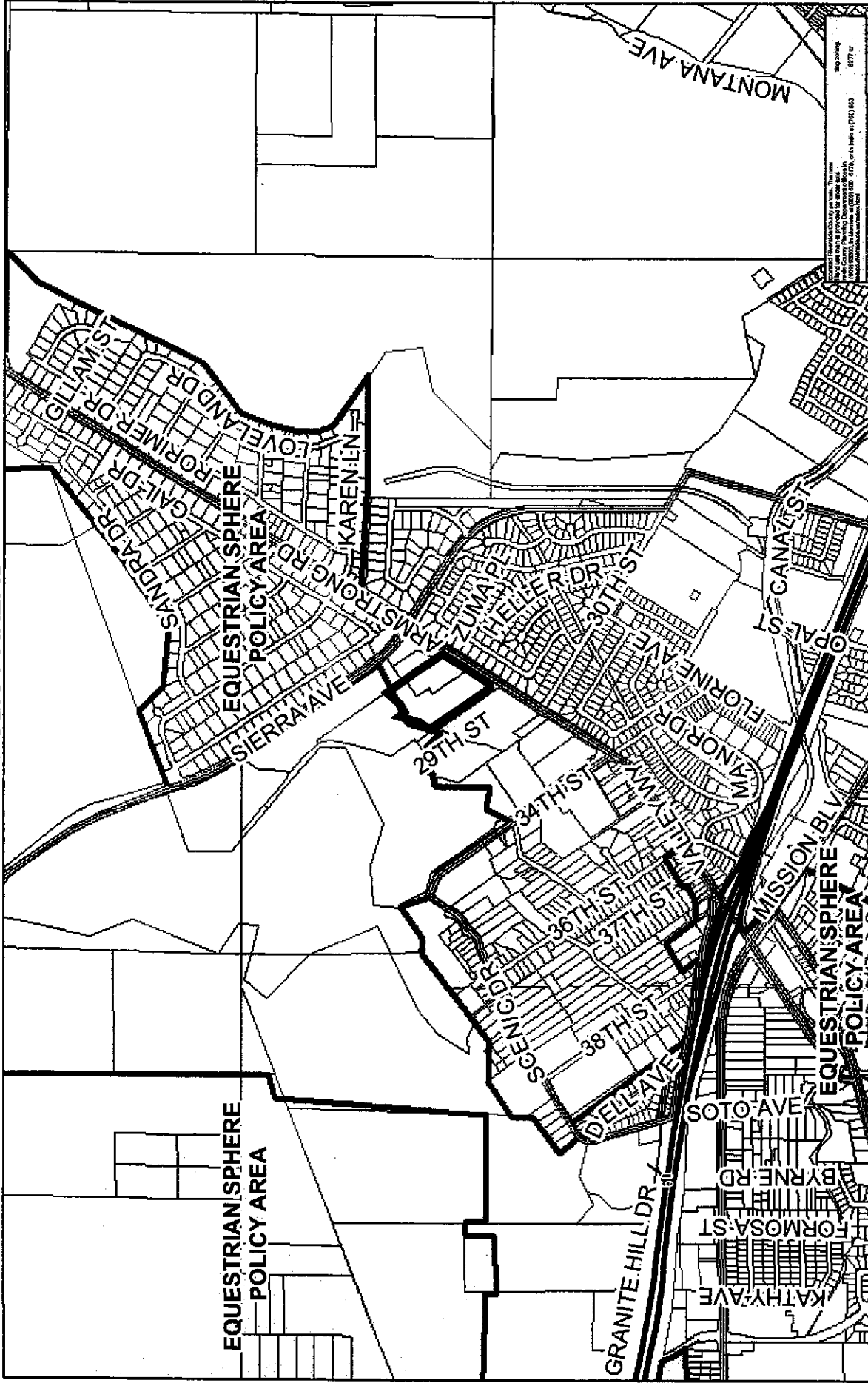


Assessors
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Supervisor Tavaglione
District 2
Date Drawn: 3/05/08

GPA00994 POLICY AREAS

Planner: Amy Aldana
Date: 3/10/08
Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Rubidoux
Township/Range: T2SR7W
Section: 5

Assessors
Blk. Pg. 174-34
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Bros. Pg. 645 B6

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Supervisor Tavaglione
District 2
Date Drawn: 3/05/08

GPA00994 VICINITY MAP

Planner: Amy Aldana
Date: 3/10/08
VICINITY MAP

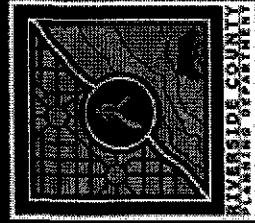


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Rubidoux
Township/Range: T2SR7W
Section: 5

Assessors
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Thomas
Bros. Pg. 645 B6





January 13, 1009

AGENDA ITEM NO. X.X

Agenda Item No. X.X

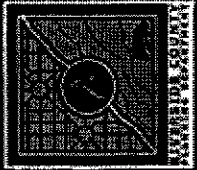
Riverside County Board of Supervisors

General Plan Amendment No. 994

Aerial Photo



Riverside County GIS



Recommendations

Issues of Concern

Site Photos

Land Use

Existing Zoning

General Plan

Vicinity Map

Site Plan

Development Opportunities

Site's Foundation Component:

Rural Community (RC)

Surrounding Components:

North:

Open Space (OS)
Rural Community (RC)

South:

Rural Community (RC)
Community Development (CD)

East:

Rural Community (RC)
Community Development (CD)
Open Space (OS)

West:

Rural Community (RC)
Open Space (OS)

Supervisor Tavaglione
District 2
Date Drawn: 3/05/08
DEVELOPMENT OPPORTUNITY
Planner: Arny Aldana
Date: 3/10/08
Exhibit Overview

GPA00994



RIVERSIDE COUNTY PLANNING DEPARTMENT
District: Rubidoux
Plan: T2SR5W
Township/Range: 72SR5W
Section: 5
Assessor's Bk. Pg. 174-34
Thomas Bros. Pg. 645 B6
Scale: 0 500 1,000 2,000 3,000 Feet

General Plan

Current General Plan:
Rural Community: Low Density Residential (RC:LDR) (1/2 ac. min.)

Recommended General Plan:
Community Development Overlay

Surrounding Designations:
North:
Open Space: Recreation (OS:R)
South:
Rural Community: Low Density Residential (RC:LDR) (1/2 ac. min.)

Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac)

East:
Open Space: Recreation (OS:R)
Community Development: Commercial Retail (CD:CR)

West:
Rural Community: Low Density Residential (RC:LDR)
Open Space: Recreation (OS:R)

GPA00994

Supervisor Tavaglione
District 2
Date Drawn: 3/05/08
Recommended General Plan

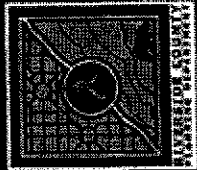
Planner: Amy Aidana
Date: 3/10/08
Exhibit 7



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Rubidoux
Township/Range: T2SR5W
Section: 5
Assessors
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Land Use

Current Land Use:

Single Family Residence

Surrounding Land Uses:

North:
Golf Course

South:
Single Family Residences

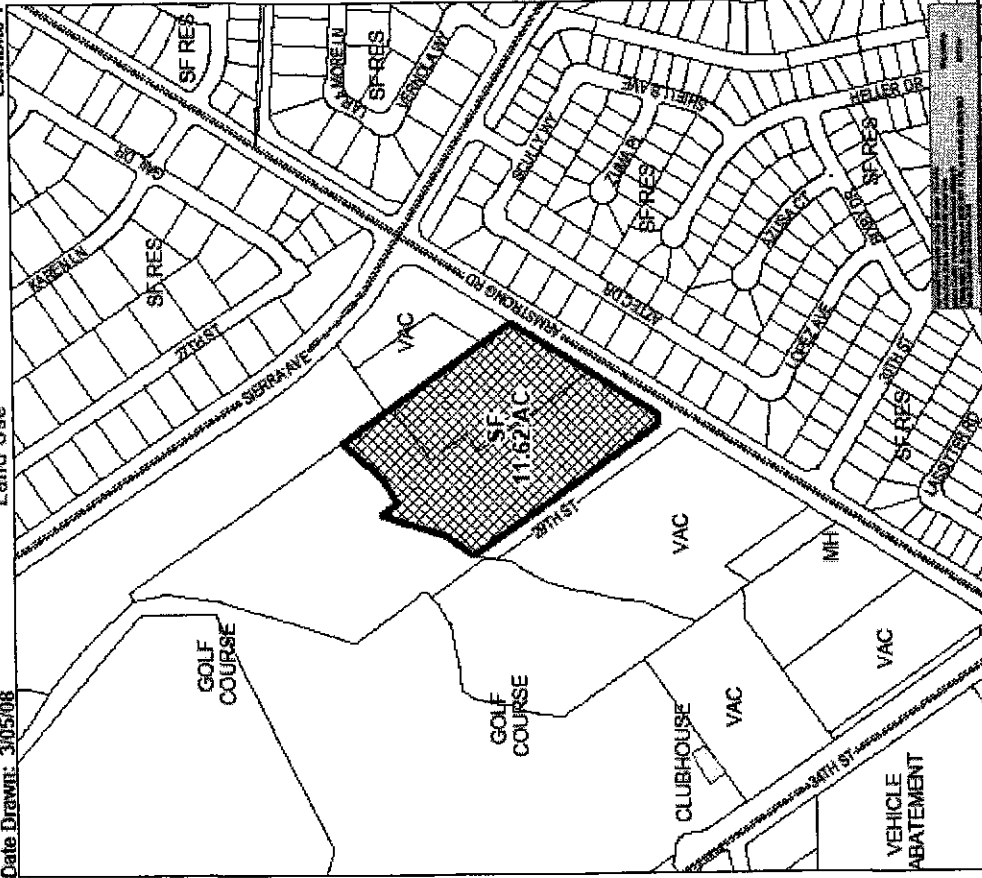
East:
Vacant
Single Family Residences

West:
Vacant
Golf Course & Clubhouse
Mobile Home

Supervisor Tavaglione
District 2
Date Drawn: 3/05/08

GPA00994
Land Use

Planner: Amy Aldana
Date: 3/10/08
Exhibits 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Rubidoux
Township/Range: T2SR5W
Section: 5

Assessors
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Zoning

Current Zoning:

Light Agriculture (A-1)
General Commercial (C-P-S)

Surrounding Zoning:

North:
General Commercial (C-1/C-P)

South:
One Family Dwellings (R-1)

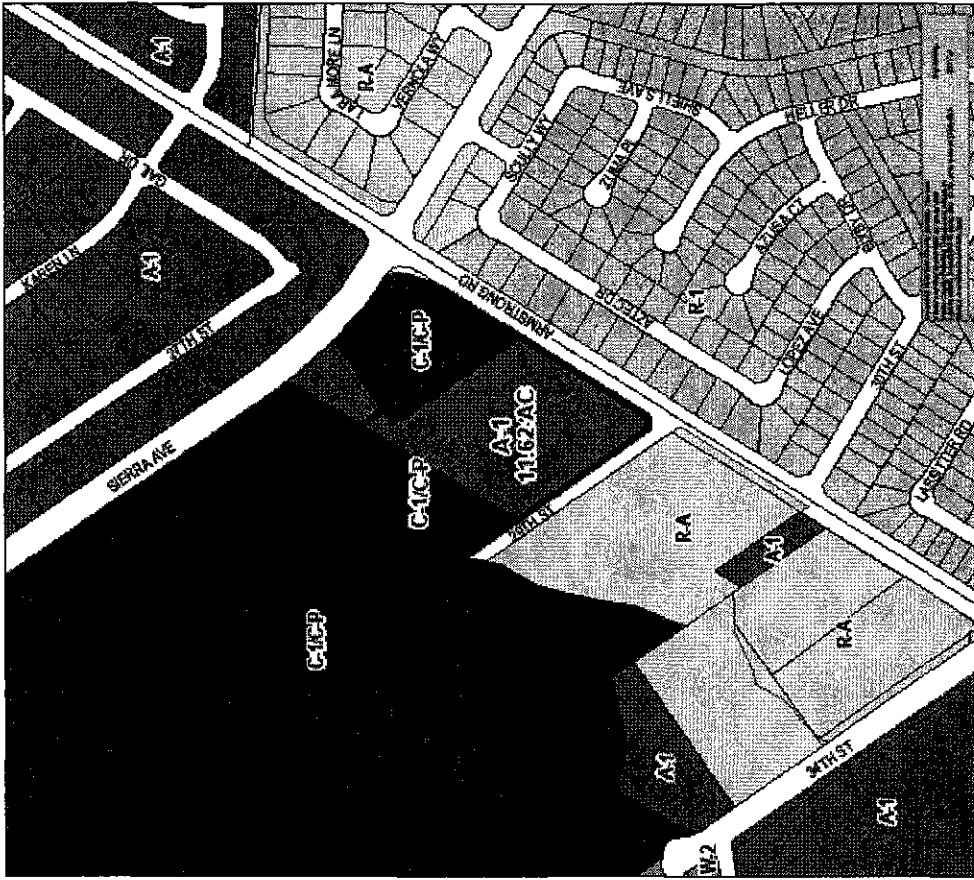
East:
Light Agriculture (A-1)
General Commercial (C-1/C-P)

West:
General Commercial (C-1/C-P)
Residential Agricultural (A-1)

Supervisor Tavaglione
District 2
Date Drawn: 3/05/08

GPA00994
EXISTING ZONING

Planner: Amy Aldana
Date: 3/10/08
Exhibits 2



Zone
District: Rubidoux
Township/Range: T2SR5W
Section: 5

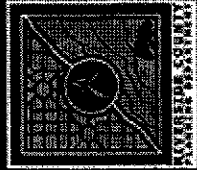
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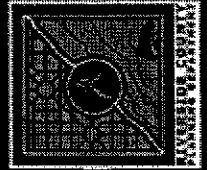


RIVERSIDE COUNTY PLANNING DEPARTMENT

Further Considerations

- The applicant indicated an expansion of the initial request to include the parcel to the north which is designated as Commercial Retail. Conditional Use Permit 3336 to develop a service station, market, mini-storage, and fast food opportunity was approved for this site, but the permit expired in March 2005. Development of the site was never initiated; the site is still vacant.
- A Community Development Overlay for the proposed was found to be most appropriate. It is recommended that the overlay be extended to include parcels from 34th Street, along Armstrong Road, to Sierra Avenue.
- The Community Development Overlay would allow Community Development land use designations to be applied through General Plan Amendments until such time as these land uses are approved.





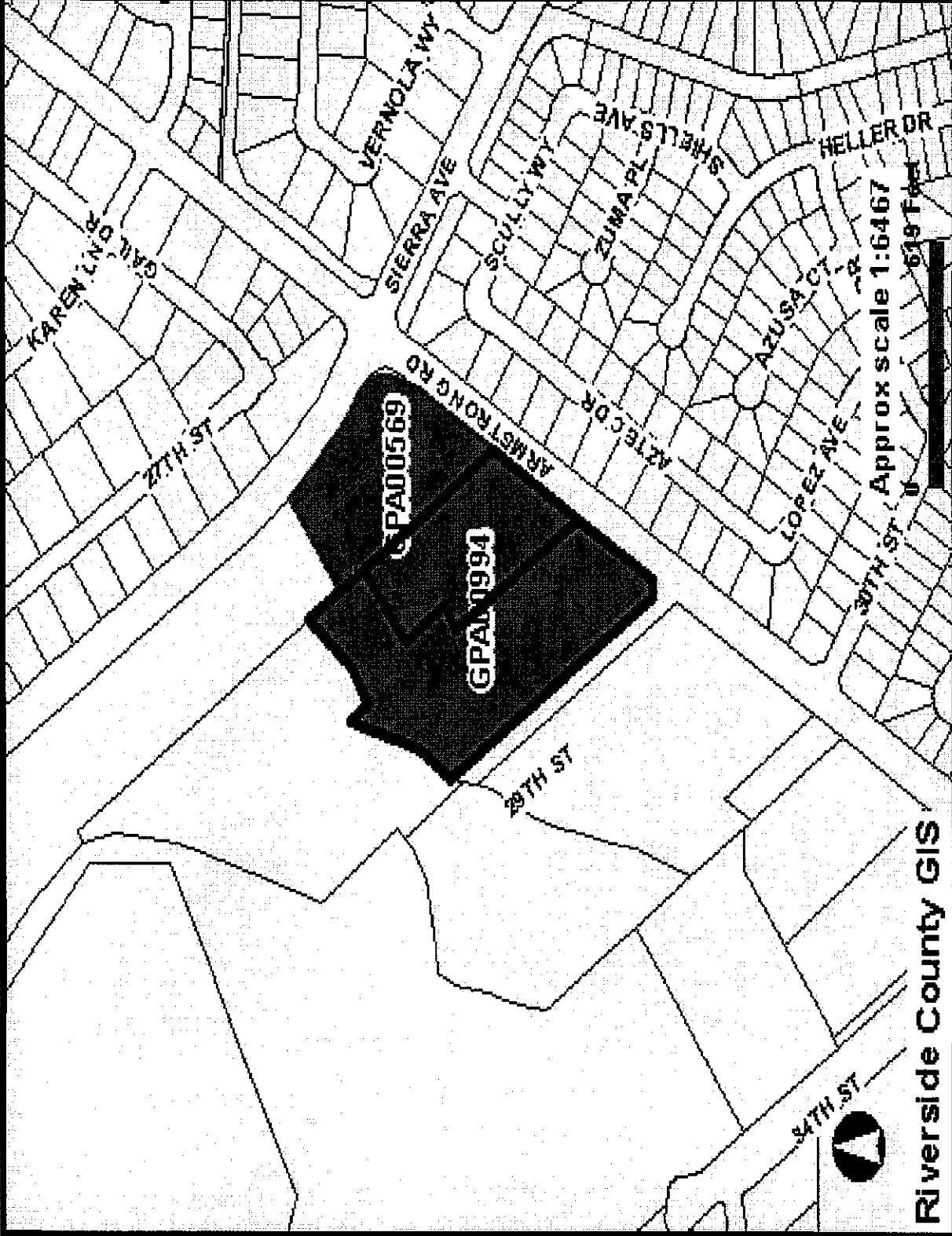
Recommendations

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 994 would not be appropriate, but comment that adoption of an order initiating proceedings as modified by staff would be appropriate.

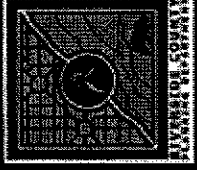
The current proposal is Rural Community: Low Density Residential to Community Development: Commercial Retail.

Staff is recommending to modify the change from Rural Community: Low Density Residential to Community Development Overlay. The adoption of such an order does not imply that the proposed GPA will be approved.

Surrounding Foundation GPA's



Riverside County GIS



Recommendations

Issues of Concern

Site Photos

Land Use

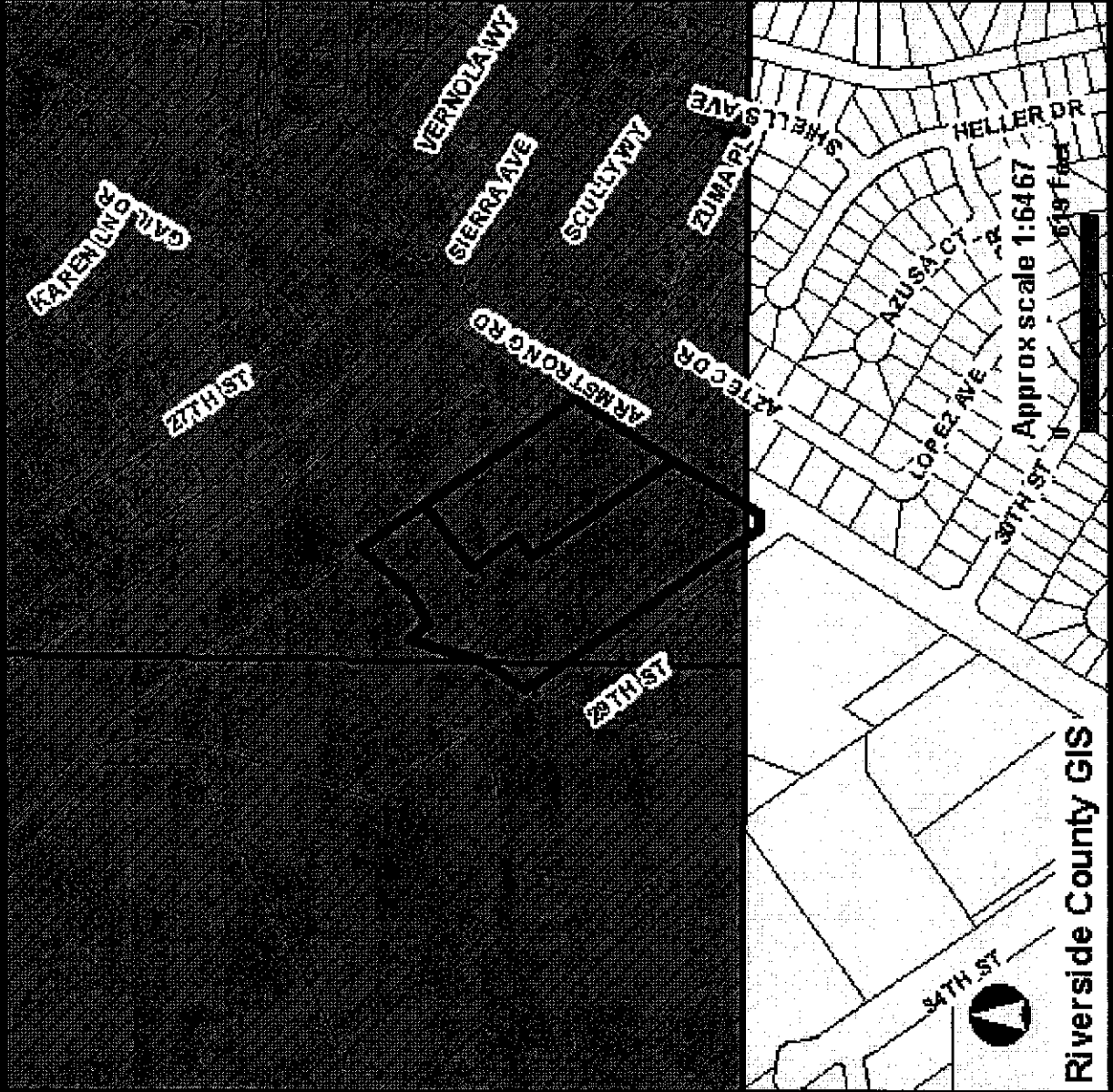
Existing Zoning

General Plan

Vicinity Map

Site Plan

MSHCP Cells



Recommendations

Issues of Concept

Site Photos

Land Use

Existing Zoning

General Plan

Vicinity Map

Site Plan

SW V5.0