

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

815B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 22, 2008

SUBJECT: GENERAL PLAN AMENDMENT NO. 983 (Foundation – Regular) – Applicant: David Jeffers Consulting, Inc. – Engineer / Representative: Dave Jeffers - Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Open Space: Conservation (OS:C) – Location: Northwesterly of the Ramona Expressway, southerly of Mountain Avenue, and westerly of Cedar Avenue – 3.34 Gross Acres - Zoning: Light Agriculture - 5 Acre Minimum (A-1-5) - **REQUEST:** Propose to amend General Plan foundation component of the subject site from Open Space (OS) to **COMMUNITY DEVELOPMENT (CD)** and to amend General Plan land use designation of the subject site from Conservation (C) to Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio)

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 noticed public

Ron Goldman
Planning Director

RG:aja

REVIEWED BY EXECUTIVE OFFICE

DATE 11/10/08
Tina Grand
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

15.4

The Honorable Board of Supervisors
RE: GENERAL PLAN AMENDMENT NO. 983
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: San Jacinto Valley
Zoning District: Valle Vista
Supervisory District: Third
Project Planner: Amy Aldana
Planning Commission: October 1, 2008
Continued from: August 12, 2008

General Plan Amendment No. 983
(Foundation – Regular)
Applicant: David Jeffers Consulting, Inc.
Engineer/Rep.: Dave Jeffers

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended General Plan Amendment No. 983 which proposes to change the foundation component from Open Space (OS) to Community Development (CD) and the General Plan land use designation from Conservation (C) to Commercial Retail (CR) for an approximately 3.34-acre property. The site is not suited for medium high density residential purposes as originally proposed due to the parcels size, shape, and location. Including two parcels to the northeast of the subject site (APNs 551-200-058 and 551-200-062) and continuing the recommendation to a commercial retail designation for all three parcels is more appropriate. The Planning Commission made the comments below. The Planning Director continues to recommend the initiation of General Plan Amendment No. 983 from OS:C to CD: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: No comments.

Commissioner John Snell: No comments.

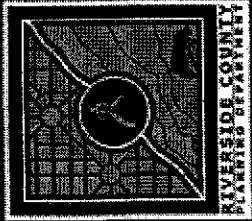
Commissioner John Petty: Not in favor of accessibility to the site from the Ramona Expressway. Concur with the recommendation to initiate the change to Community Development: Commercial Retail and include the lots to the northeast (Assessor's Parcel Numbers 551-200-058 and 551-200-062).

Commissioner Jim Porras: No comments.

Commissioner Jan Zuppardo: No comments.

January 13, 2009

RIVERSIDE COUNTY
PLANNING DEPARTMENT



Agenda Item No. X.X

Riverside County Board of Supervisors

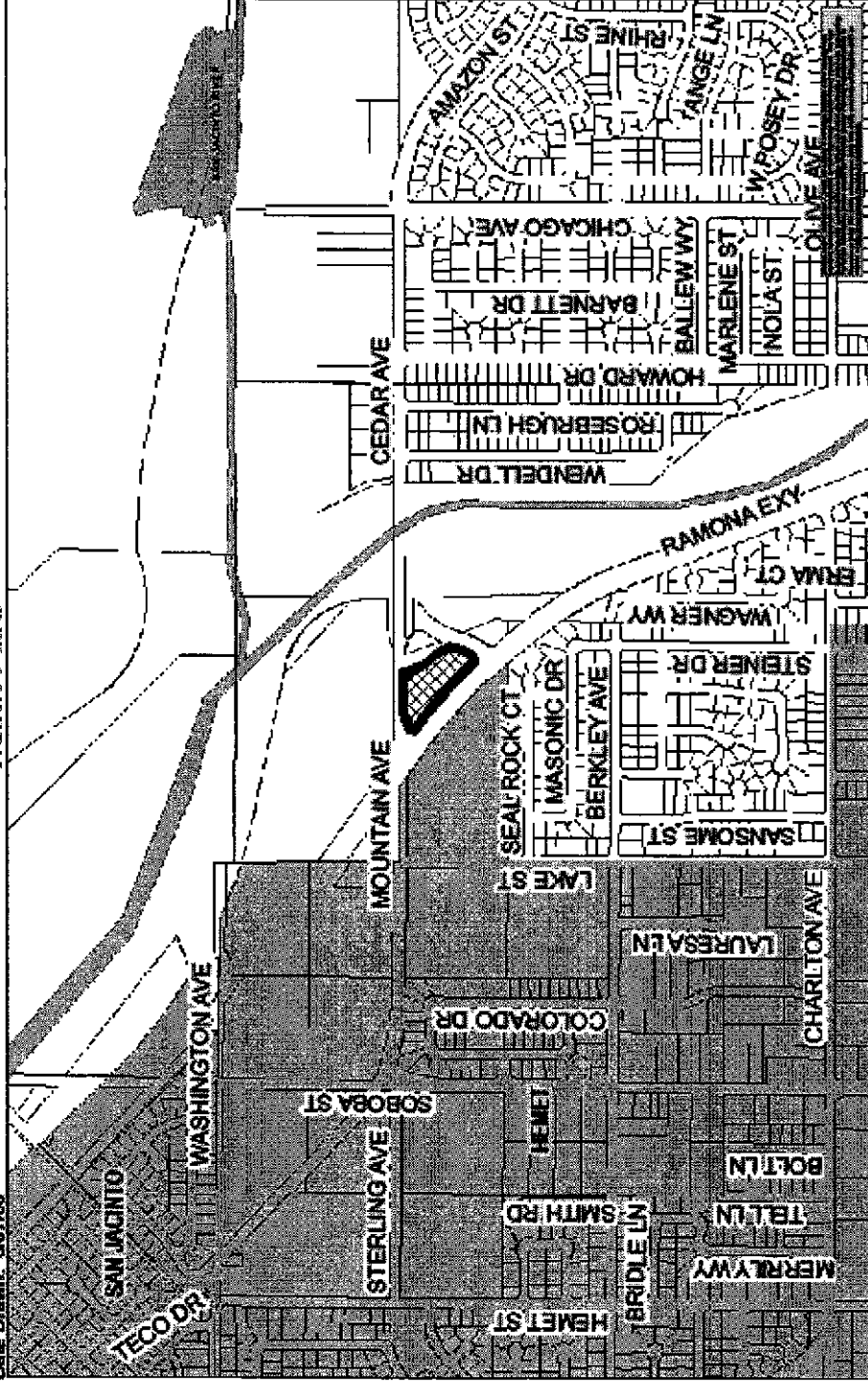
General Plan Amendment No. 983

Vicinity Map

Planner: Amy Aldana
Date: 3/11/08
VICINITY MAP

GPA00983
VICINITY MAP

Supervisor Stone
District 3
Date Drawn: 3/07/08



Assessors
Blk. Pg. 551-20
Thomas
Bros. Pg. 811 H5

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Valle Vista
Township/Range: T5SR1E
Section: 6



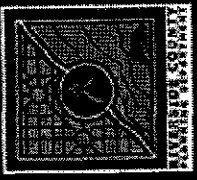
Agenda Item X.X

Aerial Photo



Riverside County GIS

Approx scale 1:4652



- Site Plan
- Vicinity Map
- General Plan
- Existing Zoning
- Land Use
- Site Photos
- Issues of Concern
- Recommendations

General Plan - Proposed

Current General Plan:

Open Space: Conservation (OS:C)
Hemet Sphere of Influence

Proposed General Plan:

Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR)

Surrounding Designations:

North:

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

Community Development: Medium High Density Residential (CD:MHDR) (5-8 du/ac)

Open Space: Conservation (OS:C)

Agricultural (AG) (10 ac. min.)

South:

Open Space: Conservation (OS:C)

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

East:

Open Space: Conservation (OS:C)

West:

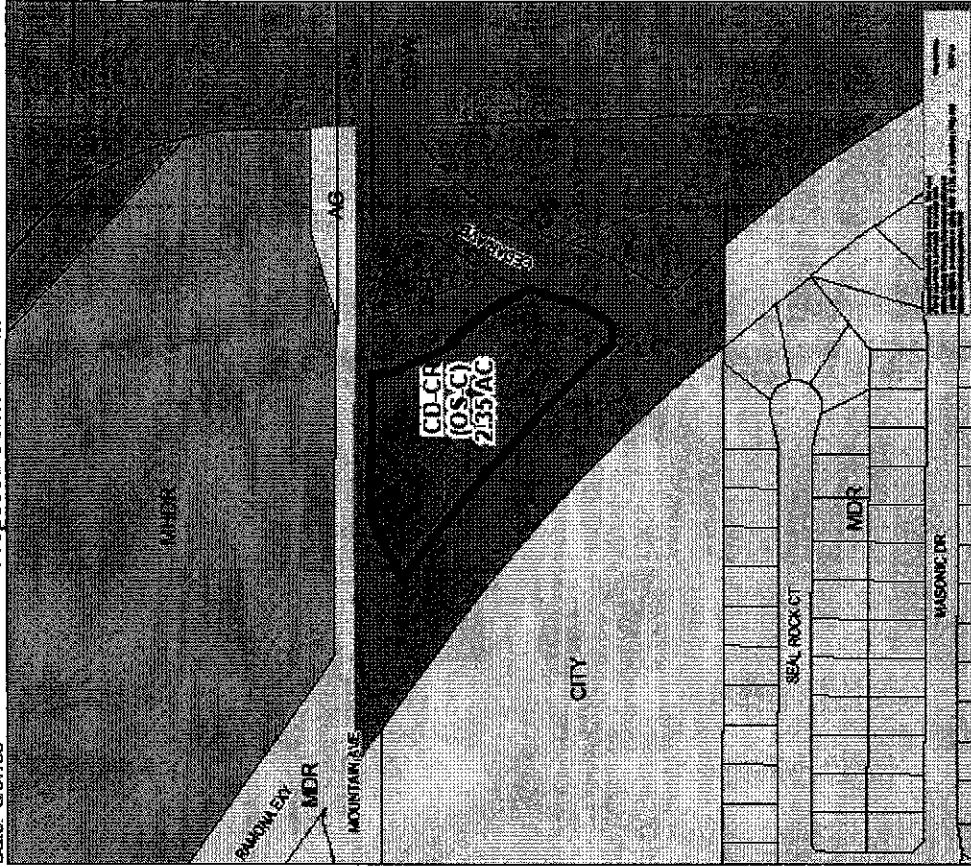
Open Space: Conservation (OS:C)
City of Hemet

Supervisor Stone
District 3
Date: 3/07/08

Planner: Amy Aldana
Date: 3/11/08
Exhibit 6

GPA00983

Proposed General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

District Plan: Valle Vista
Township/Range: T5SR1E
Section: 6

Assessors
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Thomas
Bros. Pg. 811 H5

0 150 300 600 Feet

General Plan - Recommended

Current General Plan:

Open Space: Conservation (OS:C)

Hemet Sphere of Influence

Proposed General Plan:

Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR)

Surrounding Designations:

North:

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

Community Development: Medium High Density Residential (CD:MHDR) (5-8 du/ac)

Open Space: Conservation (OS:C)

Agricultural (AG) (10 ac. min.)

South:

Open Space: Conservation (OS:C)

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

East:

Open Space: Conservation (OS:C)

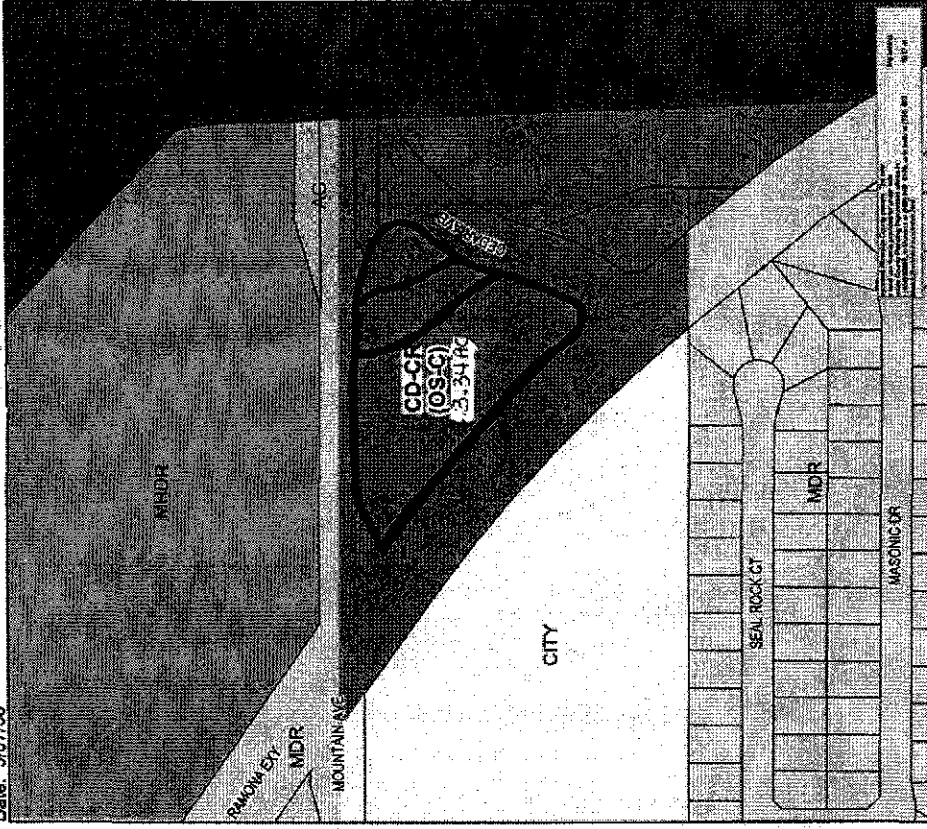
West:

Open Space: Conservation (OS:C)
City of Hemet

Planner: Amy Adana
Date: 3/11/08
Exhibit 6

GPA00983
RECOMMENDED GENERAL PLAN

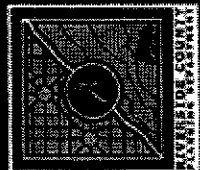
Supervisor Stone
District 3
Date: 3/07/08

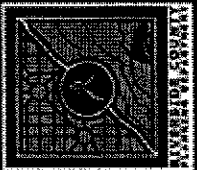


Assessors
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Thomas
Bros. Pg. 811 H5

District
Plan: Valle Vista
Township/Range: T5SR1E
Section: 6

RIVERSIDE COUNTY PLANNING DEPARTMENT





Land Use

Current Land Use:

Vacant

Surrounding Land Uses:

North:
Mobile Homes

South:
Single Family Residential
Vacant

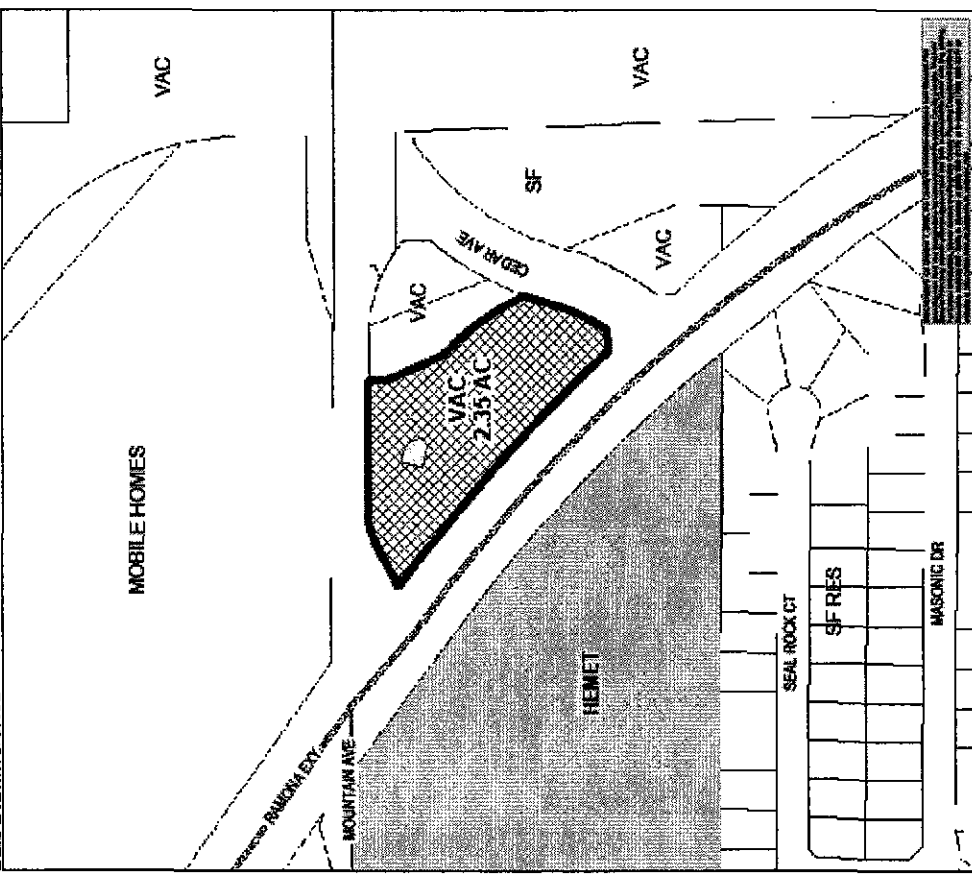
East:
Vacant
Single Family Residential

West:
City of Hemet

Supervisor Stone
District 3
Date Drawn: 3/07/08

GPA00983
Land Use

Planned: Amy Aldana
Date: 3/1/08
Exhibit 1



Zone
District: Valle Vista
Township/Range: T55R1E
Section : 6

Assessors
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zoning

Current Zoning:

Light Agriculture, 5 ac. min (A-1-5)

Surrounding Zoning:

North:

Mobile Home Subdivisions and Mobile Home Parks (R-T) (7,200 sq. ft. min.)

Light Agriculture, 5 ac. min (A-1-5)

South:

One Family Dwellings (R-1) (7,200 sq. ft. min)

Light Agriculture, 5 ac. min (A-1-5)

East:

Light Agriculture, 5 ac. min (A-1-5)

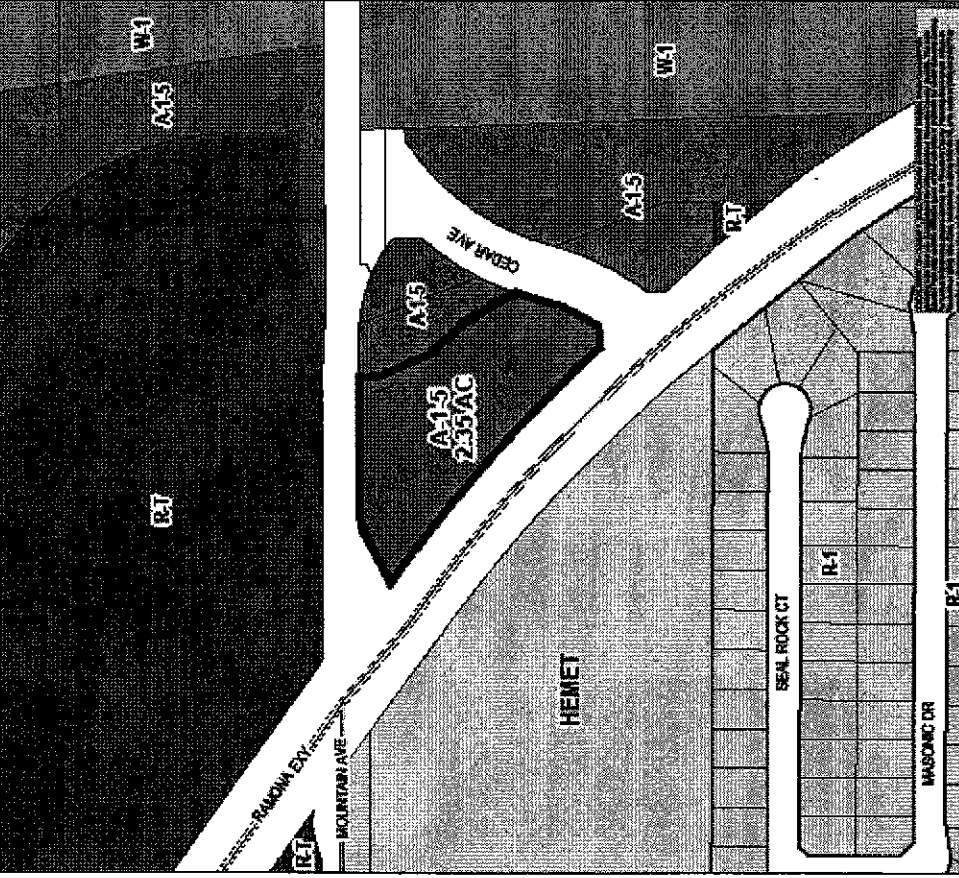
West:

City of Hemet

Supervisor Stone
District 3
Date Drawn: 3/07/08

GPA00983
EXISTING ZONING

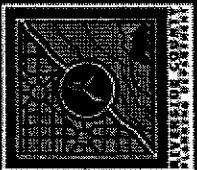
Planner: Amy Aldana
Date: 3/1/08
Exhibit 2



Zone: RIVERSIDE COUNTY PLANNING DEPARTMENT
 District: Valle Vista
 Township/Range: T55R1E
 Section: 6

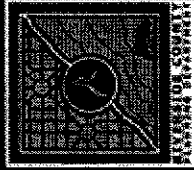
Assessors: 551-20
 Ek. P.D. Thomas
 Bros. Pg. 811 H5

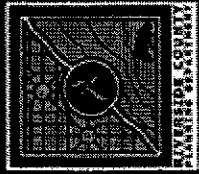
Scale: 0 150 300 600 Feet



Further Considerations

- The original request was to change the Foundation Component from Open Space: Conservation to Community Development: Medium High Density Residential. The proposed site falls within the community of Valle Vista and within the City of Hemet's sphere of influence.
- The site was not suited for medium high density residential purposes due to its size, shape, and location and that commercial retail was a more appropriate designation for the site.
- The proposed site, and two adjoining parcels to the east, is situated at the corner of Mountain Avenue, the Ramona Expressway, and Cedar Avenue. Although staff was concerned about access from the Ramona Expressway, the applicant indicated that there is a dedicated left turn lane and signal light located at the intersection of the Ramona Expressway and Cedar Avenue.

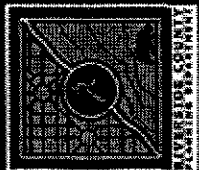




Recommendations

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 983 from Open Space Conservation to Community Development: Commercial Retail would be appropriate. The adoption of such an order does not imply that the proposed GPA will be approved.

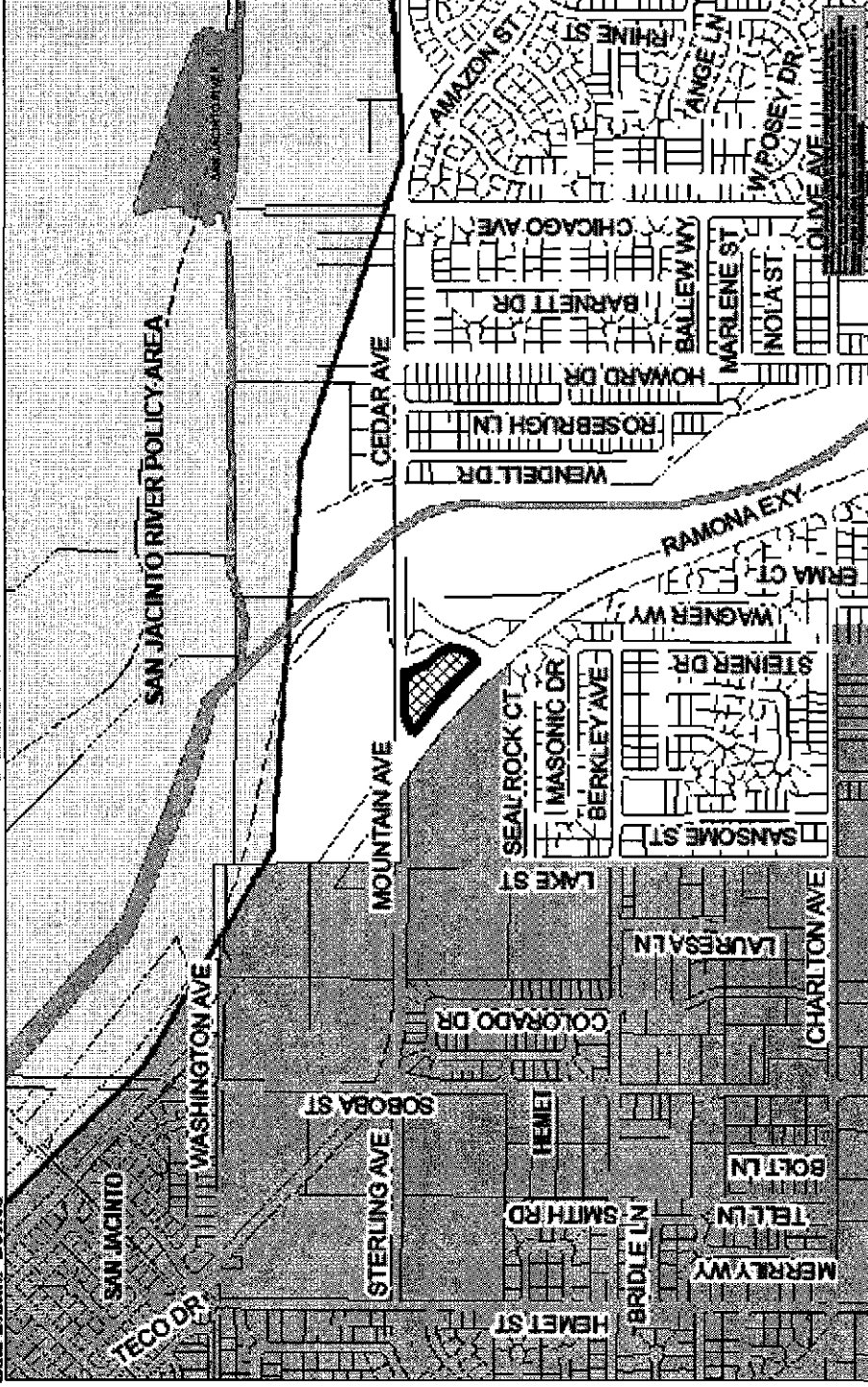
Policy Areas



Planner: Amy Aidana
Date: 3/11/08
Exhibit 9

GPA00983
POLICY AREAS

Supervisor Stone
District 3
Date Drawn: 3/07/08

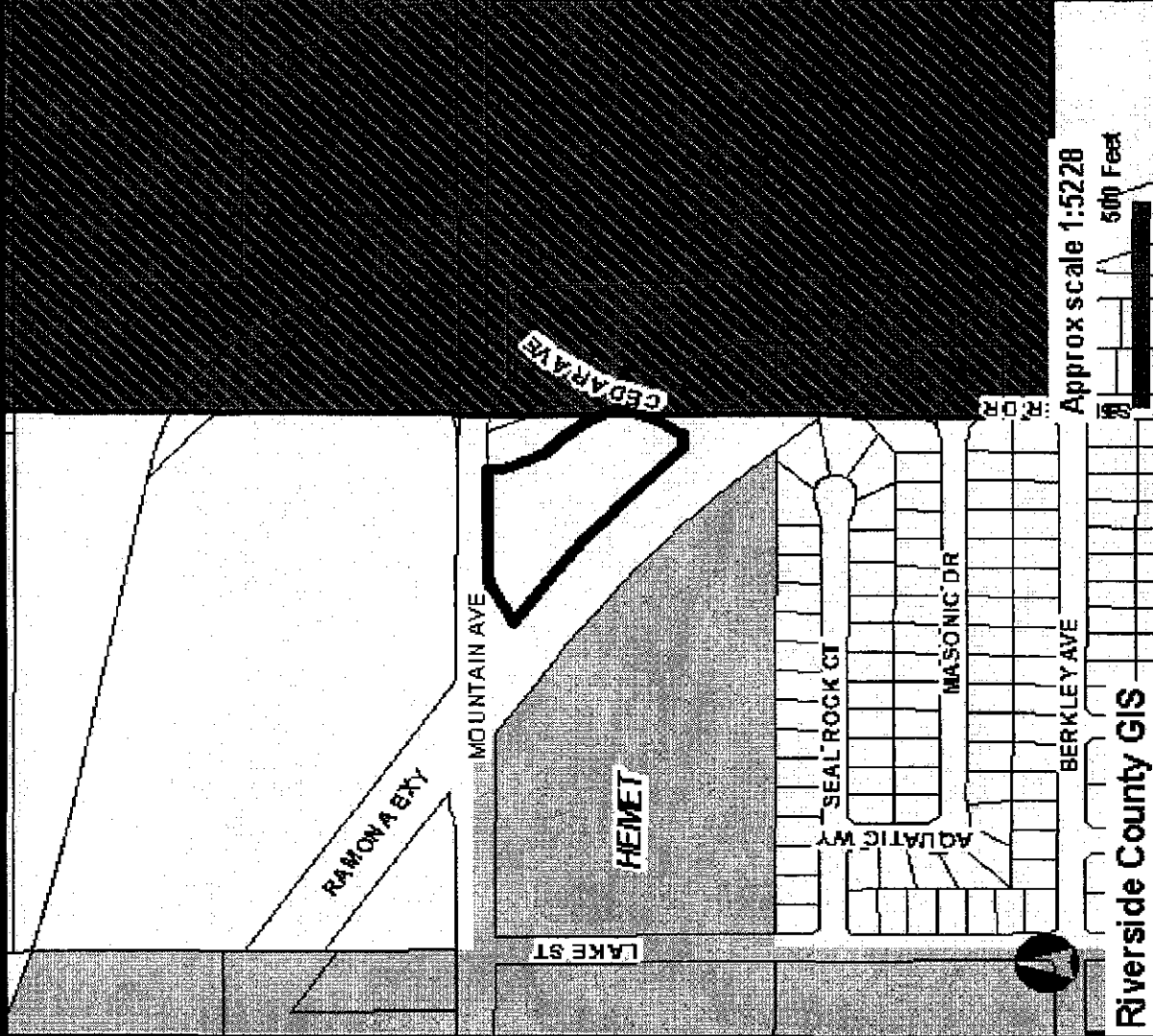
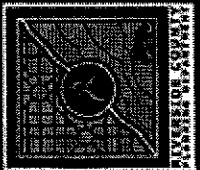


Zone: Valle Vista
 District: Valle Vista
 Township/Range: T6SR1E
 Section: 6

Assessors: Blk. Pg. 551-20
 Thomas Bros. Pg. 811 H5

Scale: 0 950 1,900 3,800 5,700 Feet

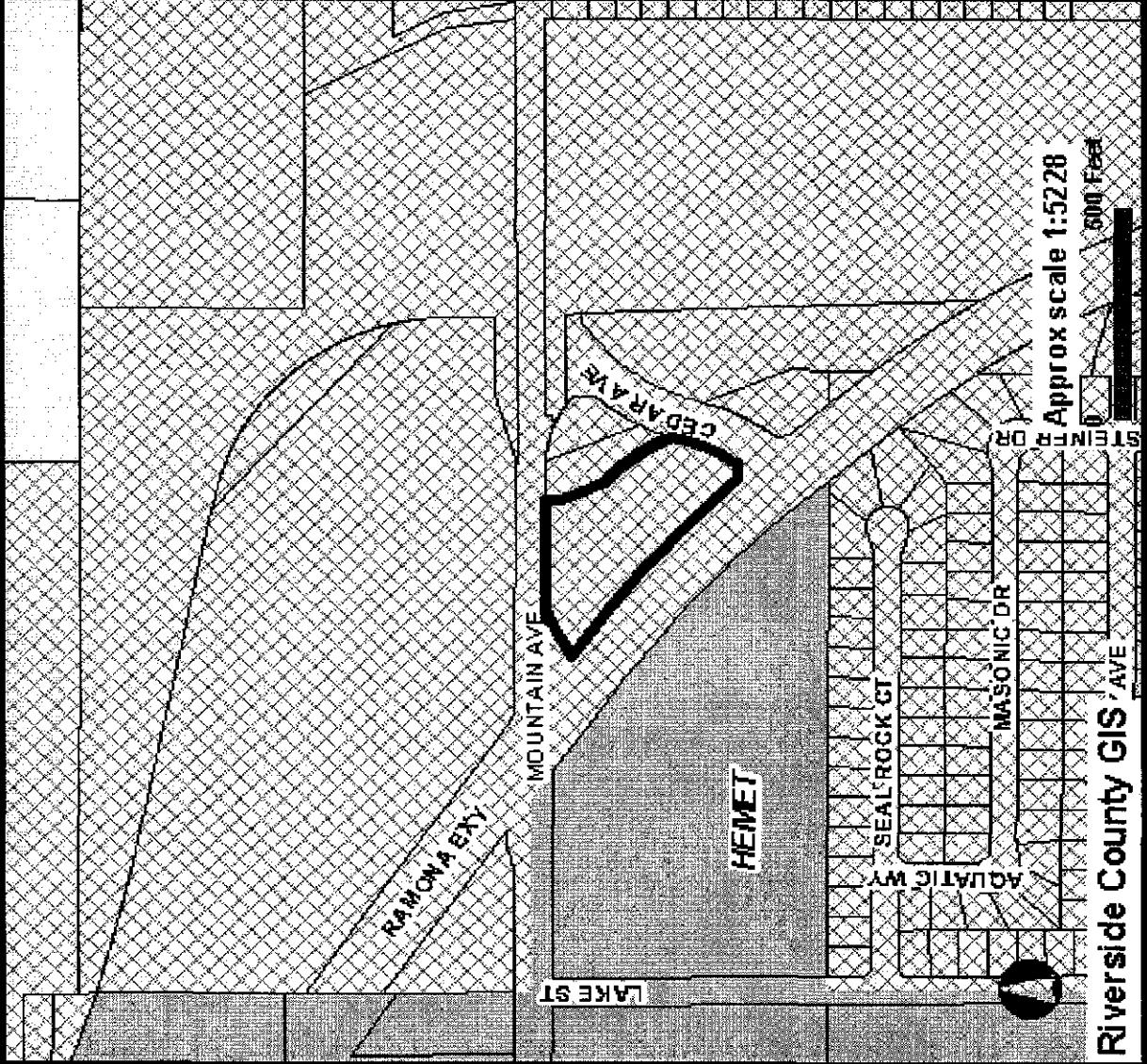
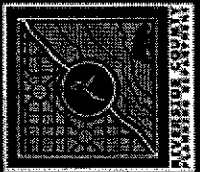
MSHCP Cell



Riverside County GIS

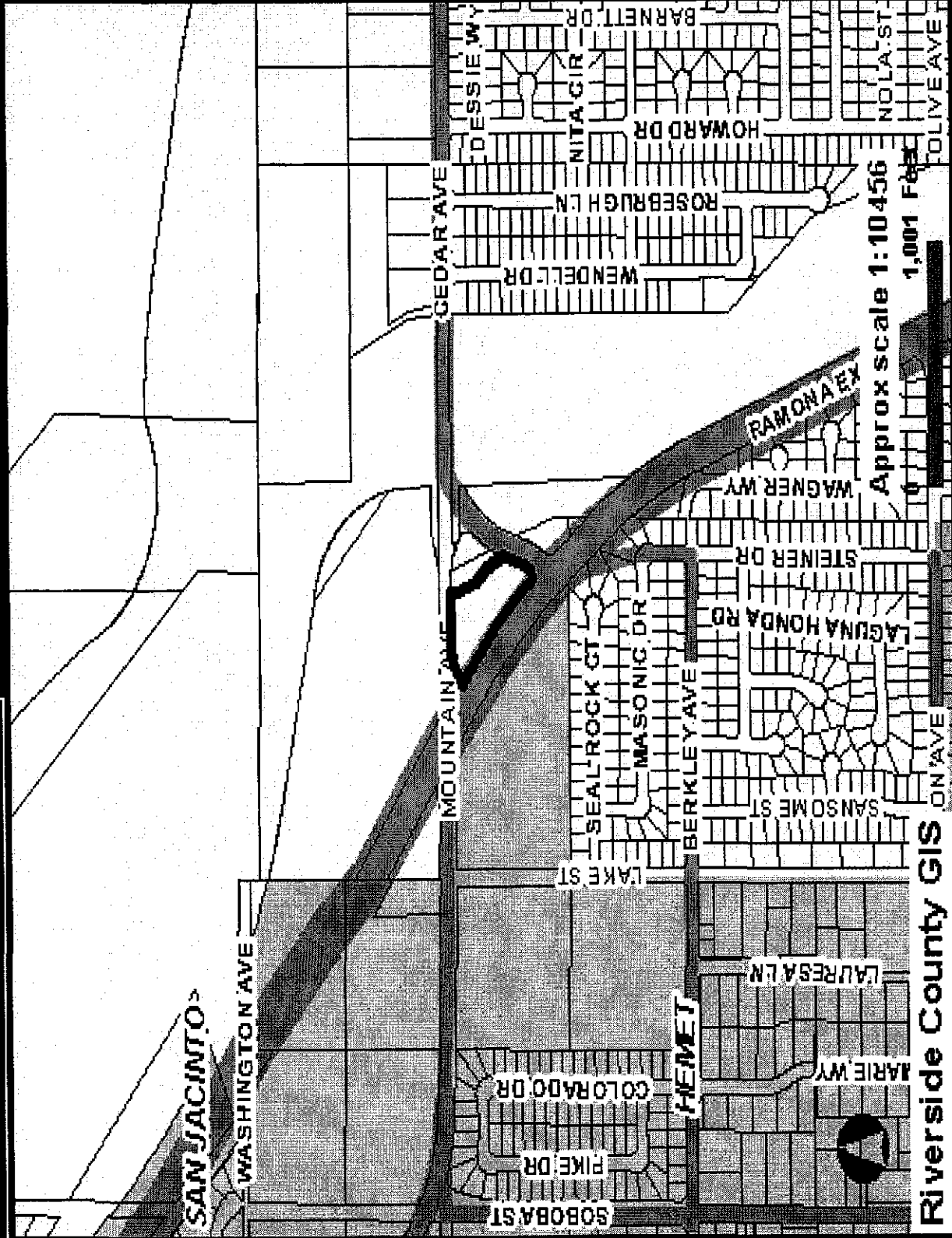
- Site Plan
- Vicinity Map
- General Plan
- Existing Zoning
- Land Use
- Site Photos
- Issues of Concern
- Recommendations

Hemet Sphere of Influence



Riverside County GIS AVE

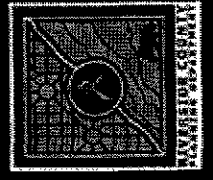
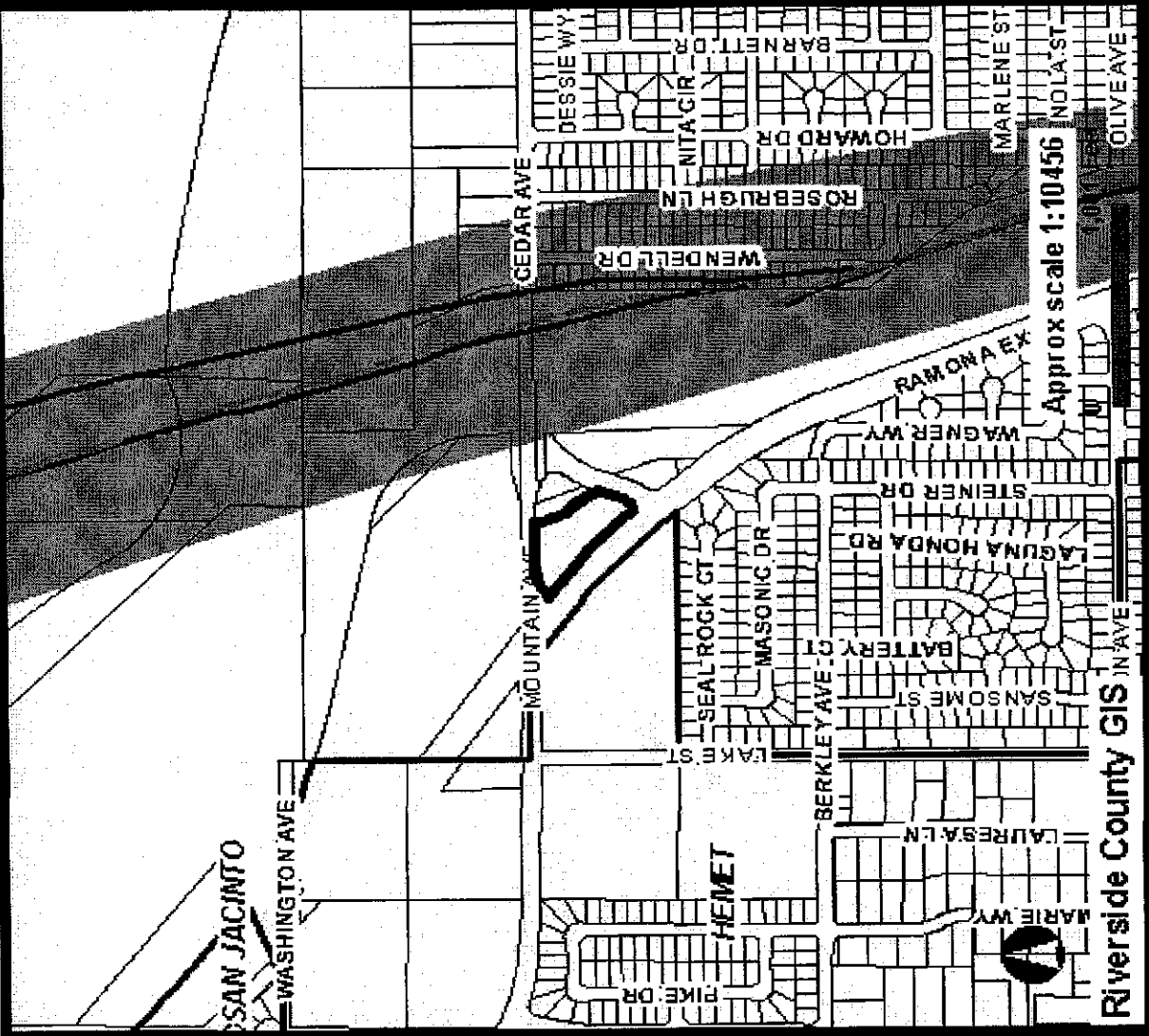
Circulation Map



Riverside County GIS

- Site Plan
- Vicinity Map
- General Plan
- Existing Zoning
- Land Use
- Site Photos
- Issues of Concern
- Recommendations

Fault Lines



Recommendations

Issues of Concern

Site Photos

Land Use

Existing Zoning

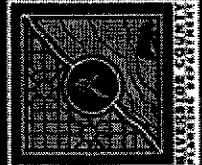
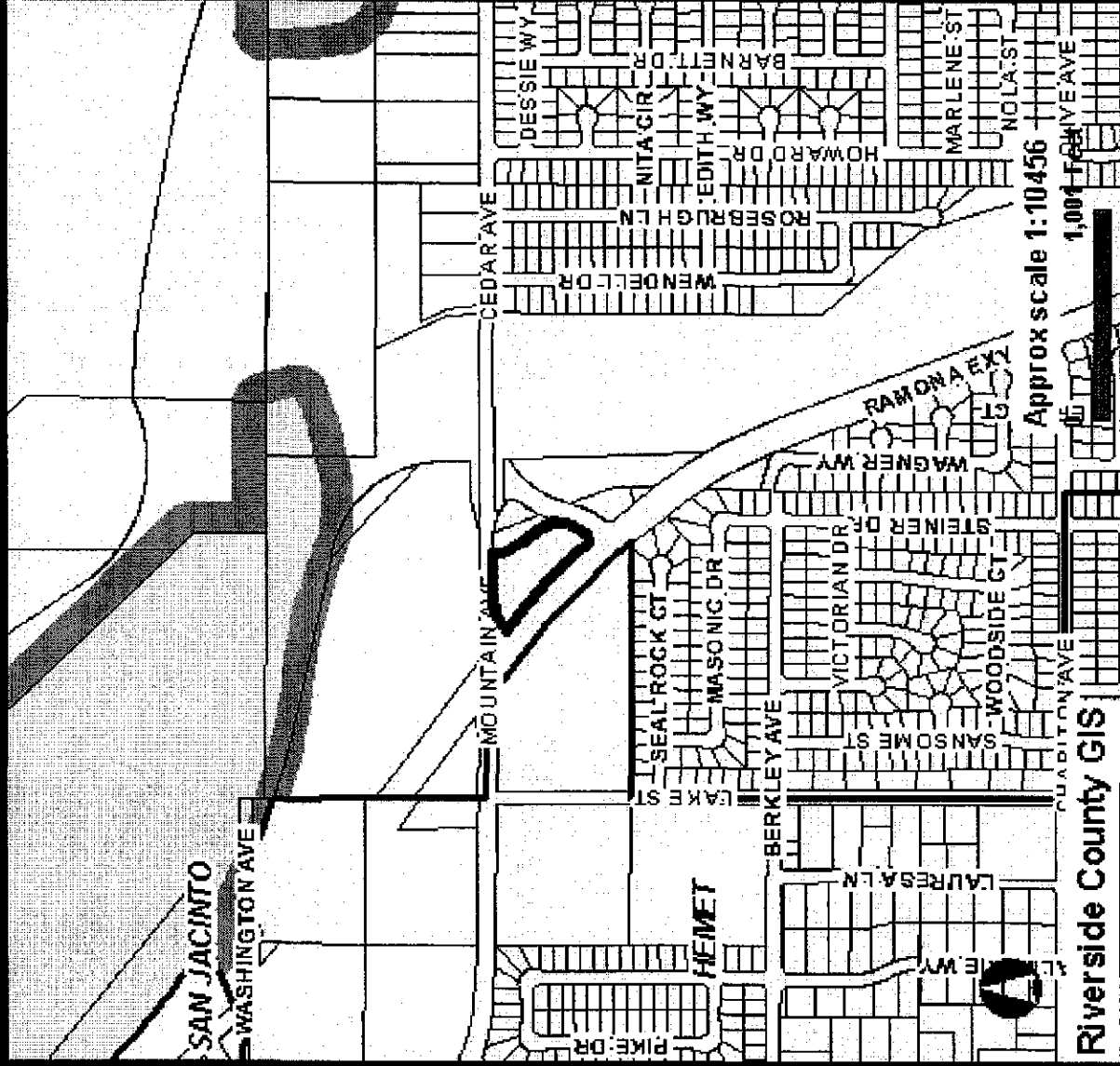
General Plan

Vicinity Map

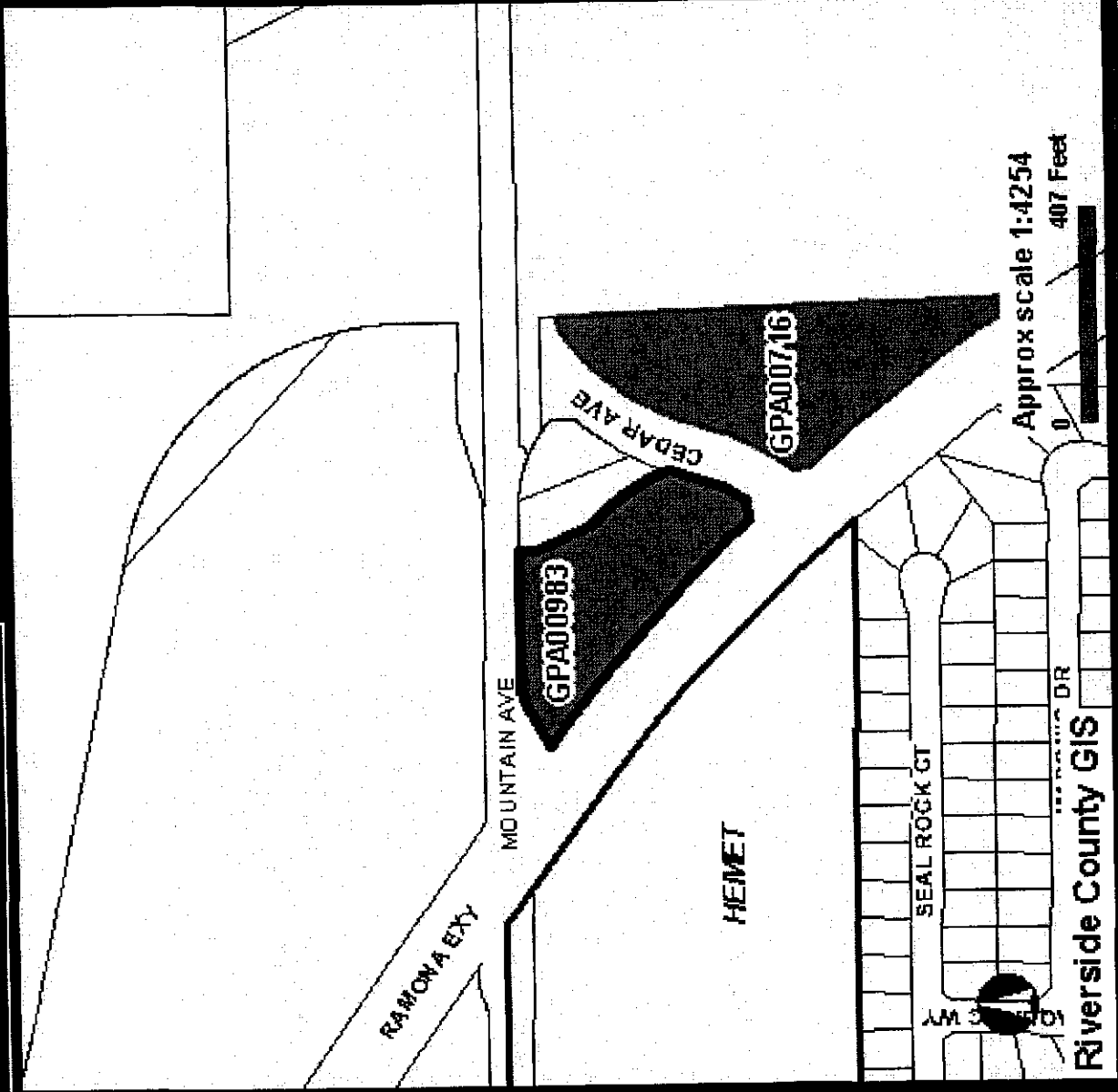
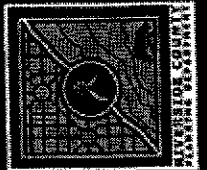
Site Plan

SW V5.0

Flood Zone



Surrounding Foundation GPA's



Riverside County GIS

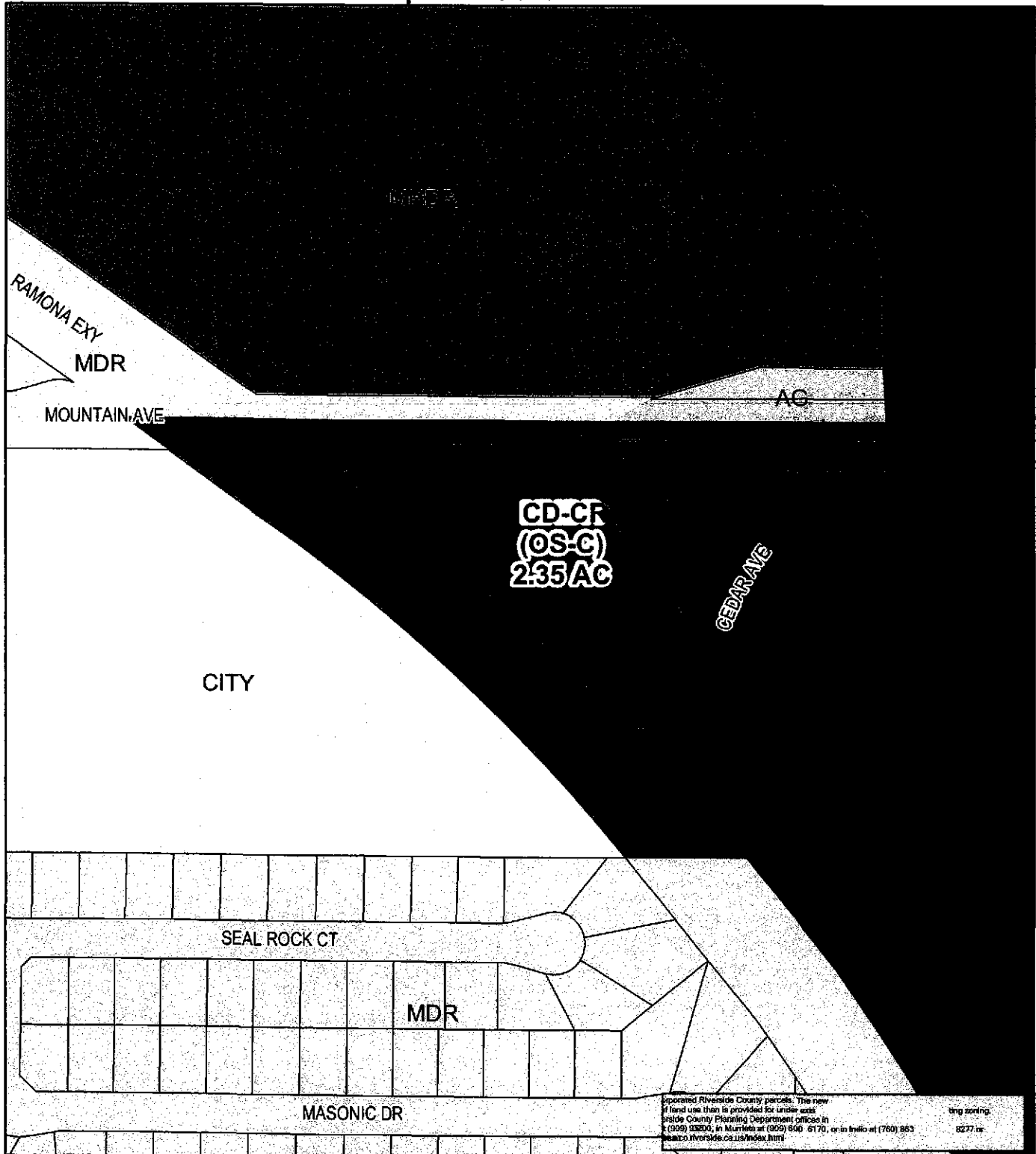
- [Site Plan](#)
- [Midcity Map](#)
- [General Plan](#)
- [Existing Zoning](#)
- [Land Use](#)
- [Site Photos](#)
- [Issues of Concern](#)
- [Recommendations](#)

Supervisor Stone
District 3
Date: 3/07/08

GPA00983

Proposed General Plan

Planner: Amy Aldana
Date: 3/11/08
Exhibit 6



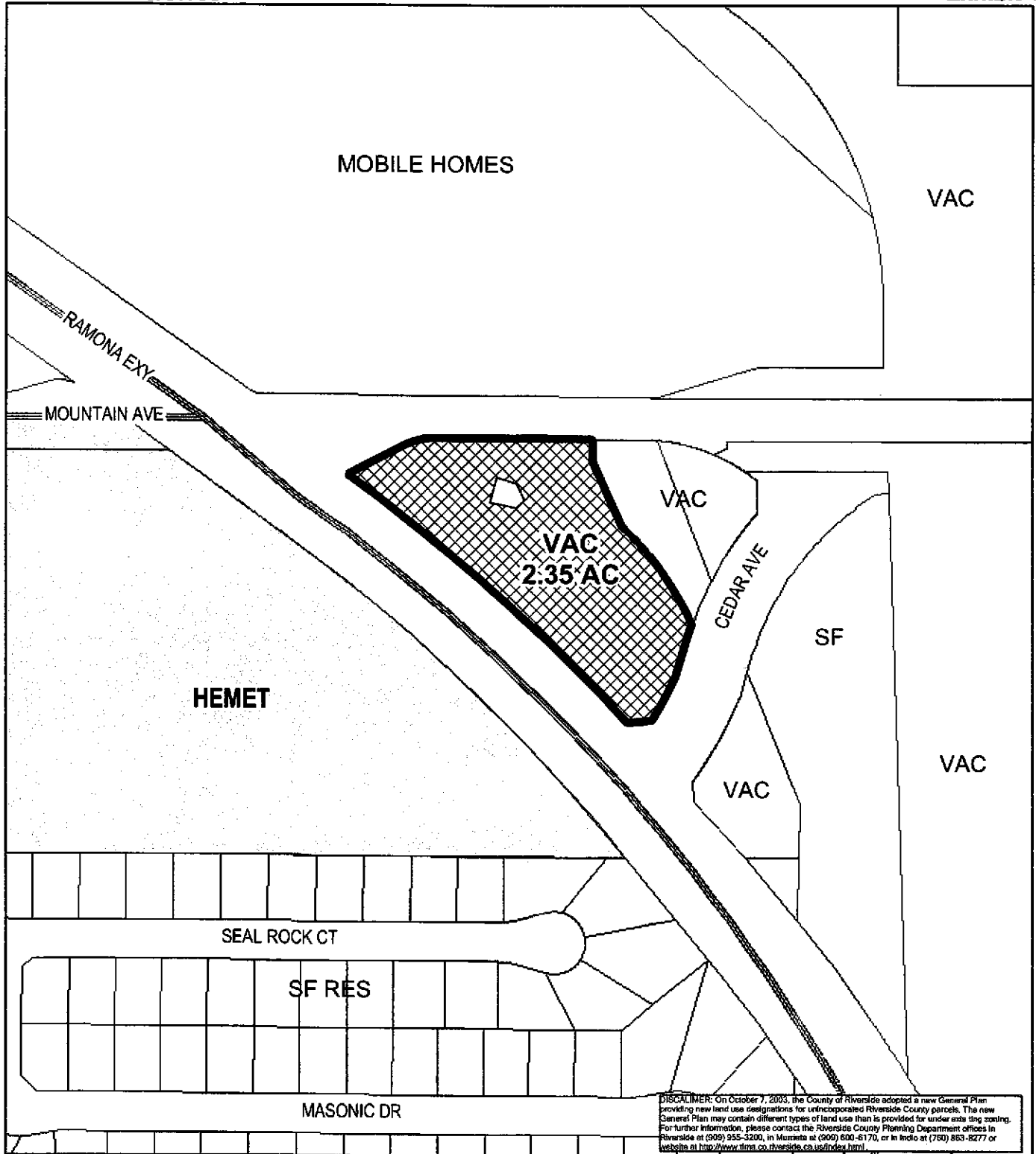
Unincorporated Riverside County parcels. The new zoning of land use than is provided for under each unincorporated Riverside County Planning Department office in (951) 93200; in Murrieta at (951) 690-6170; or in Brea at (760) 863-6277. <http://www.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Valle Vista
Township/Range: T5SR1E
Section: 6



Assessors
Bk. Pg. 551-20
Thomas
Bros. Pg. 811 H5



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) 601-6170, or in Indio at (760) 863-8277 or website at <http://www.time.co.riverside.ca.us/index.html>.

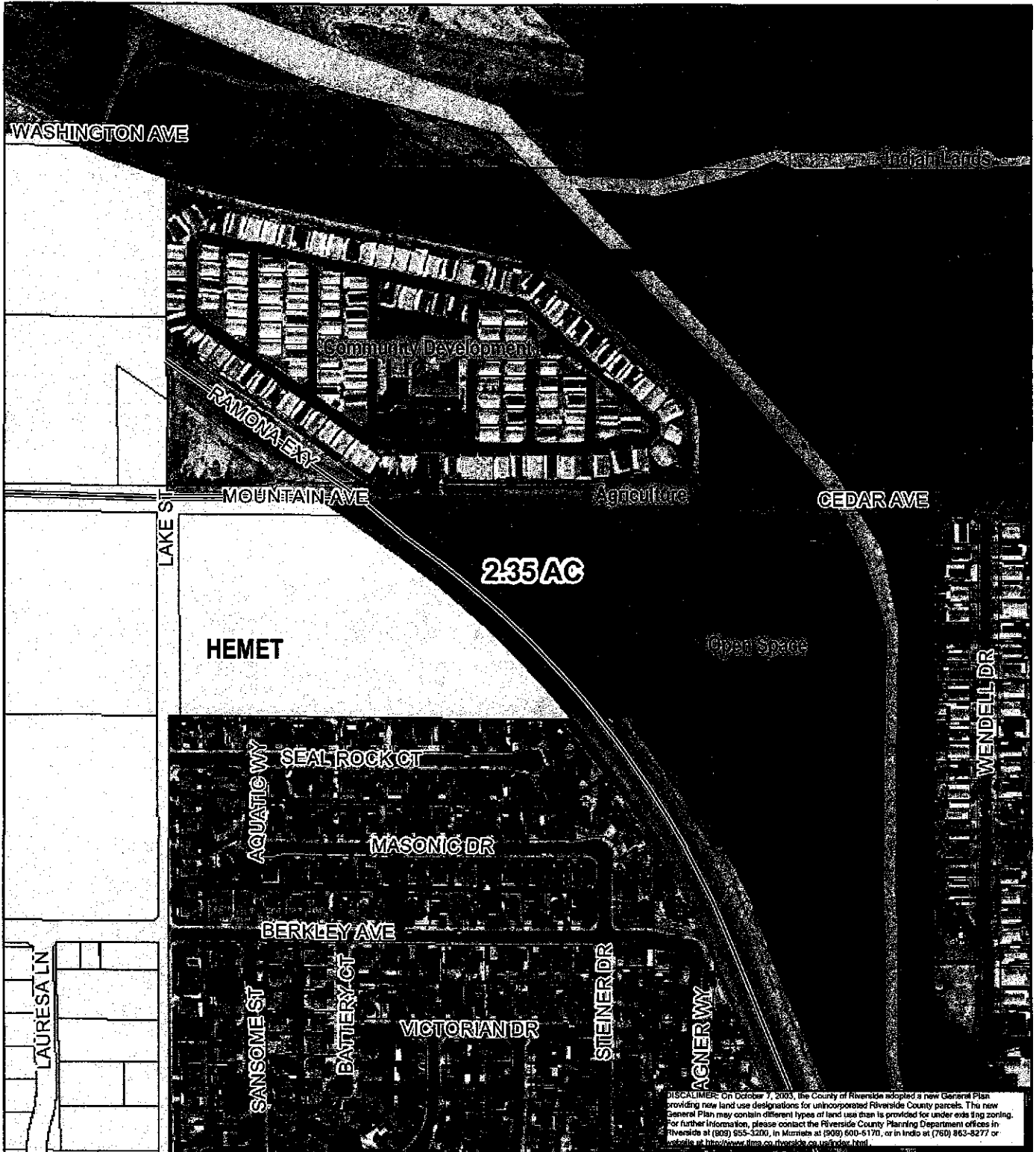
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Valle Vista
Township/Range: T5SR1E
Section : 6



Assessors
Bk. Pg. 551-20
Thomas
Bros. Pg. 811 H5





District
Plan: Valle Vista
Township/Range: T5SR1E
Section: 6

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
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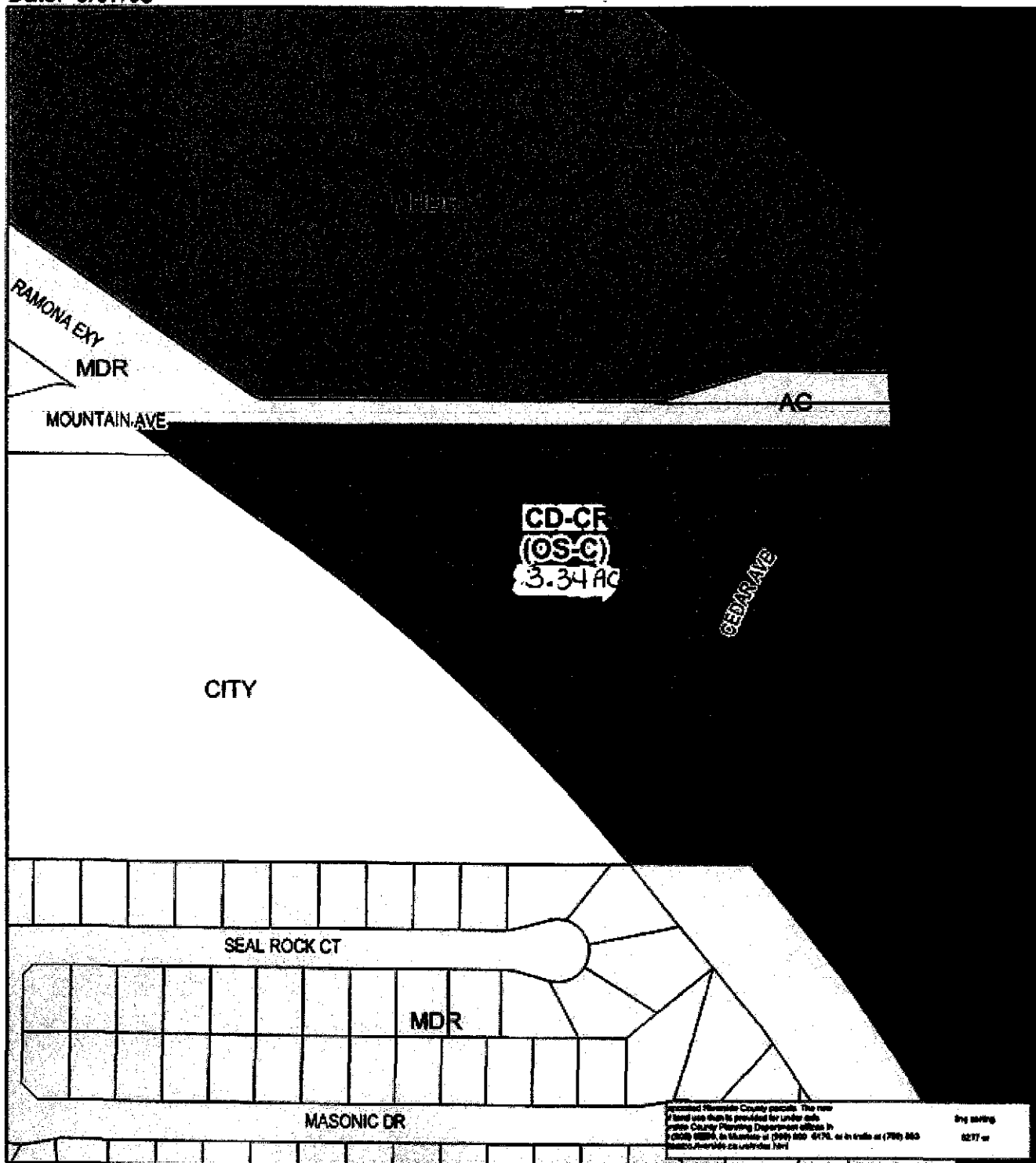


Supervisor Stone
District 3
Date: 3/07/08

GPA00983

RECOMMENDED GENERAL PLAN

Planner: Amy Aldana
Date: 3/11/08
Exhibit 6



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Valle Vista
Township/Range: T5SR1E
Section: 6

Assessors
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Bros. Pg. 811 H5

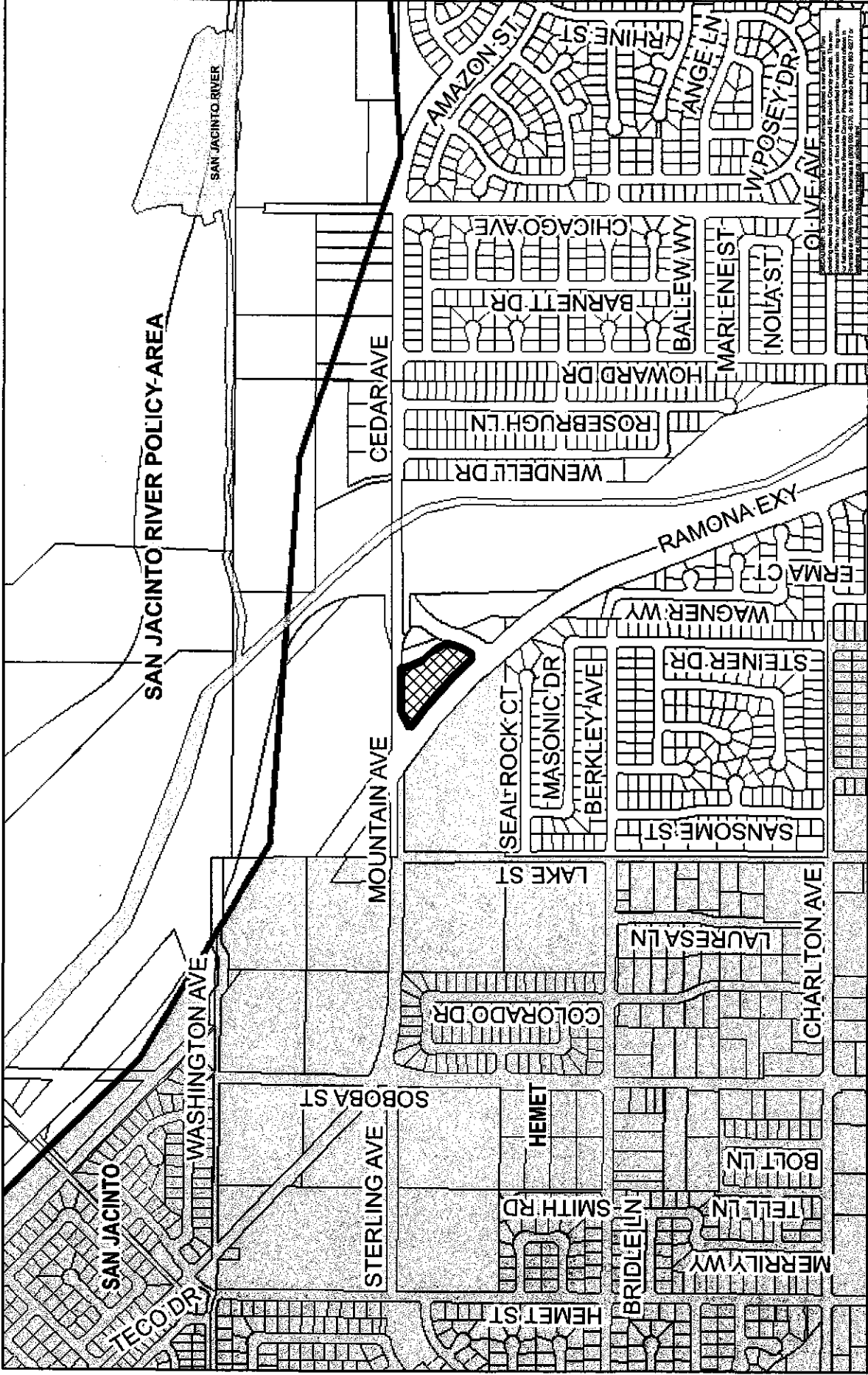


Supervisor Stone
District 3

Date Drawn: 3/07/08

GPA00983 POLICY AREAS

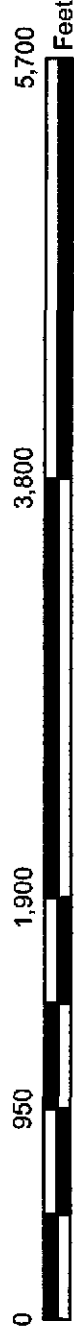
Planner: Amy Aldana
Date: 3/11/08
Exhibit 8



Zone
District: Valle Vista
Township/Range: T5SR1E
Section : 6

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 551-20
Thomas
Bros. Pg. 811 H5

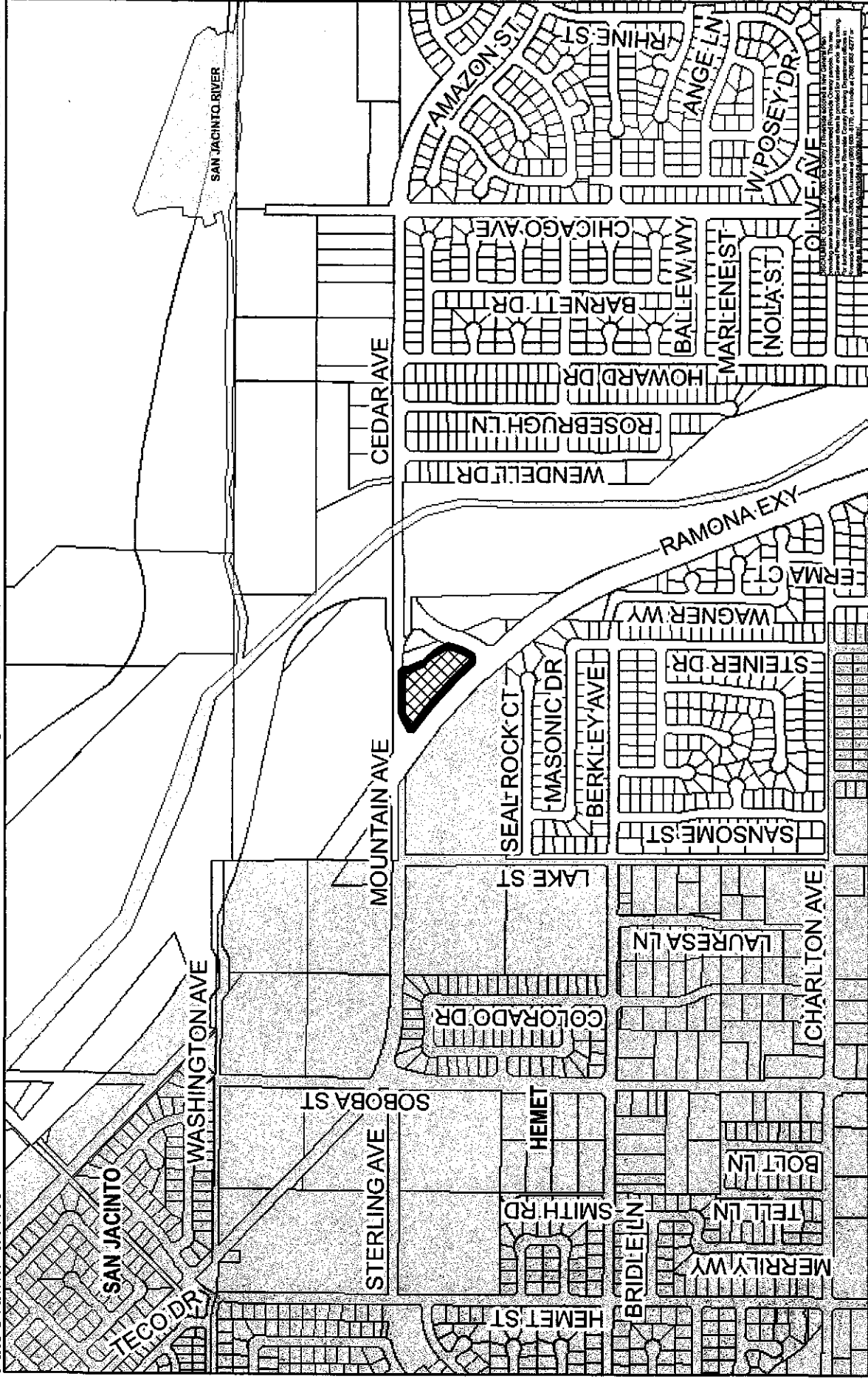


Supervisor Stone
District 3

Date Drawn: 3/07/08

GPA00983 VICINITY MAP

Planner: Amy Aldana
Date: 3/11/08
VICINITY MAP



Zone
District: Valle Vista

Township/Range: T5SR1E

Section : 6

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 551-20

Thomas
Bros. Pg. 811 H5

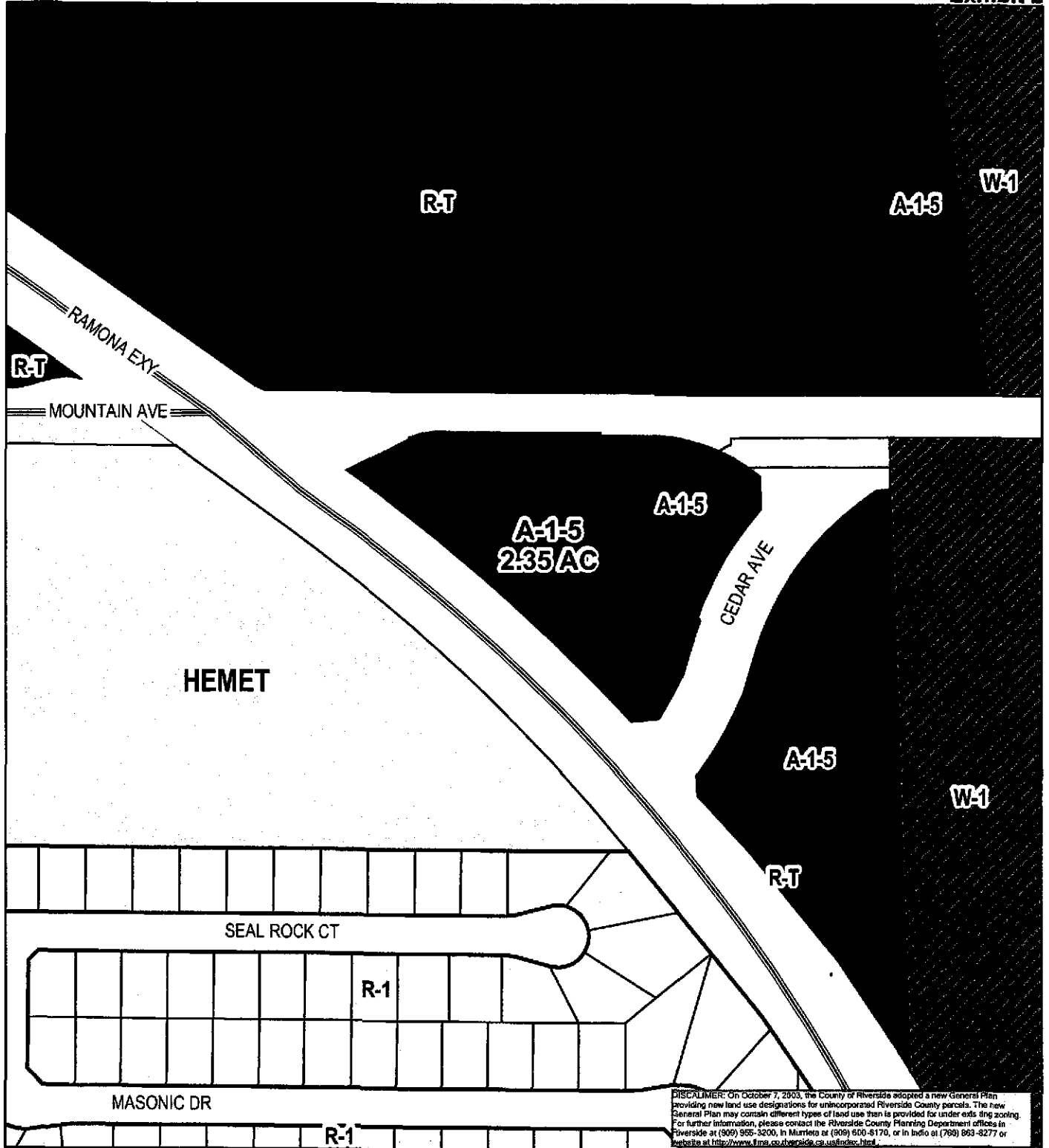
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Feet

Supervisor Stone
District 3
Date Drawn: 3/07/08

GPA00983
EXISTING ZONING

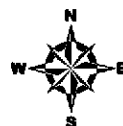
Planner: Amy Aldana
Date: 3/11/08
Exhibit 2



Zone
District: Valle Vista
Township/Range: T5SR1E
Section : 6

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 551-20
Thomas
Bros. Pg. 811 H5



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. 5th 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