

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

420 B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
February 5, 2009

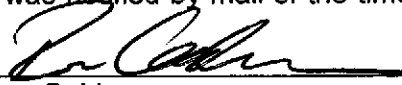
**SUBJECT: GENERAL PLAN AMENDMENT NO. 887** – (Entitlement/Policy) – Applicant: SC Eastvale Dev. Corp. – Engineer / Representative: Albert A. Webb Associates - Second Supervisorial District – Prado-Mira Loma Area – Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) – Location: Westerly of Talasi Drive and southerly of Schleisman Road – 19.88 Gross Acres – Zoning: Heavy Agriculture (1 Acre Minimum) (A-2-1) - **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Community Development: Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre).

**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 hearing. However, the applicant was notified by mail of the time, date and place

  
\_\_\_\_\_  
Ron Goldman  
Planning Director

RG:db

REVIEWED BY EXECUTIVE OFFICE

Tina Grande  
DATE 2/9/09  
Tina Grande  
Departmental Concurrence

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

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: Eastvale**  
**Zoning District: Prado-Mira Loma**  
**Supervisory District: Second**  
**Project Planner: Ray Juarez**  
**Planning Commission: February 4, 2009**

**General Plan Amendment No. 887**  
**(Entitlement/Policy Amendment)**  
**Applicant: S C Eastvale Dev Corp**  
**Engineer/Representative: Albert A Webb**  
**Associates**

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

### **RECOMMENDATIONS:**

The Planning Director recommended an order initiating proceedings for General Plan Amendment No. 887, and the Planning Commission made the comments below. The Planning Director continues to recommend an order to initiate proceedings. 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 comment  
**Commissioner John Snell:** no comment  
**Commissioner John Petty:** no comment  
**Commissioner Jim Porras:** no comment  
**Commissioner Jan Zappardo:** no comment

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A handwritten signature in black ink, appearing to be 'AJW', is located at the bottom left of the page.

Agenda Item No.: U-13  
Area Plan: Eastvale  
Zoning District: Prado-Mira Loma  
Supervisory District: Second  
Project Planner: Russell Brady  
Planning Commission: February 4, 2009

General Plan Amendment No. 887  
Applicant: S C Eastvale Dev Corp  
Engineer/Rep.: Albert A Webb Associates

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT DIRECTOR REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 887** proposes to amend the Riverside County General Plan Land Use Element from Community Development: Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre).

The proposed project is located in the Eastvale community of the Eastvale Area Plan of Western Riverside County; more specifically, the project is located westerly of Talasi Drive and southerly of Schleisman Road.

### BACKGROUND:

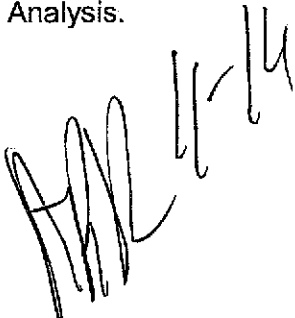
The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the 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 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 Entitlement/Policy Amendment, under Section 2.4.

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



**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. 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.

General Plan Amendment No. 887 falls into the Entitlement/Policy Amendment category. The GPA is a Entitlement/Policy Amendment since it will change the land use designation of the project site from Community Development: Medium Density Residential (MDR) (2 – 5 Dwelling Units per Acre) to Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre).

The Administration Element of the General Plan explains that the first two findings and any one or more of the subsequent findings would justify an entitlement/policy amendment. The findings for an Entitlement/Policy Amendment 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 on the General Plan
- b. The proposed amendment would either contribute to the achievement of the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.
- 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 required finding 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 Amendment does not conflict with:

- (1) The Riverside County Vision.

It is reasonable to assume that a Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) land use designation for the project site in question will achieve the future vision of the General Plan as the amendment will allow for varied housing options for future residents. It is possible to make this finding.

(2) Any General Plan Principle.

Given staff's review it is possible that the proposed designation could satisfy each of the General Plan Principals and Policies.

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

The project designation would be within the same Community Development Foundation Component shall only propose changes to the land use designation. The amendment is consistent with the policies of the Community Development Foundation Component. Thus, the proposed Amendment is consistent with the Community Development Foundation.

**Second Required Finding:** The second required 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 Land Use Element of the General Plan argues that development should be clustered around community centers and that leapfrog development should be discouraged. The proposed Amendment is within the community of Eastvale which is composed primarily of residential sub-divisions. The proposed Amendment is highly consistent with the existing General Plan Land Use designation of the surrounding areas, the General Plan Principles and Policies, and with the pattern of approved development adjacent to the site and along Schleisman Road and Talasi Drive. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

**Third Required Finding:** In addition to the two required findings, 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." As previously stated, the proposed Amendment can be consistent with the existing General Plan as Schleisman Road and Talasi Drive have developed as residential areas within the Eastvale Area Plan. The approved Enclave Specific Plan No. 331 is adjacent to the project site and will also provide High Density Residential to future residents. This finding can be made for the proposed Amendment.

**SUMMARY OF FINDINGS:**

- |   |  |
|---|--|
| 1. Existing General Plan Land Use (Ex. #6): | Community Development: Medium Density Residential (CD:MDR) (2 – 5 Dwelling Units per Acre) |
| 2. Existing Zoning (Ex. #2):                | Heavy Agriculture – 1 Acre Minimum (A-2-1)   |
| 3. Surrounding Zoning (Ex. #2):             | One Family Dwellings (R-1) to the north and west, and SP Zone to the east and south        |
| 4. Existing Land Use (Ex. #1):              | Dairy  |
| 5. Surrounding Land Use (Ex. #1):           | Single Family Residential to the north, east, and south, and Vacant Land to the west       |
| 6. Project Data:                            | Total Acreage: 19.88 Gross Acres   |

**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. 887. 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.

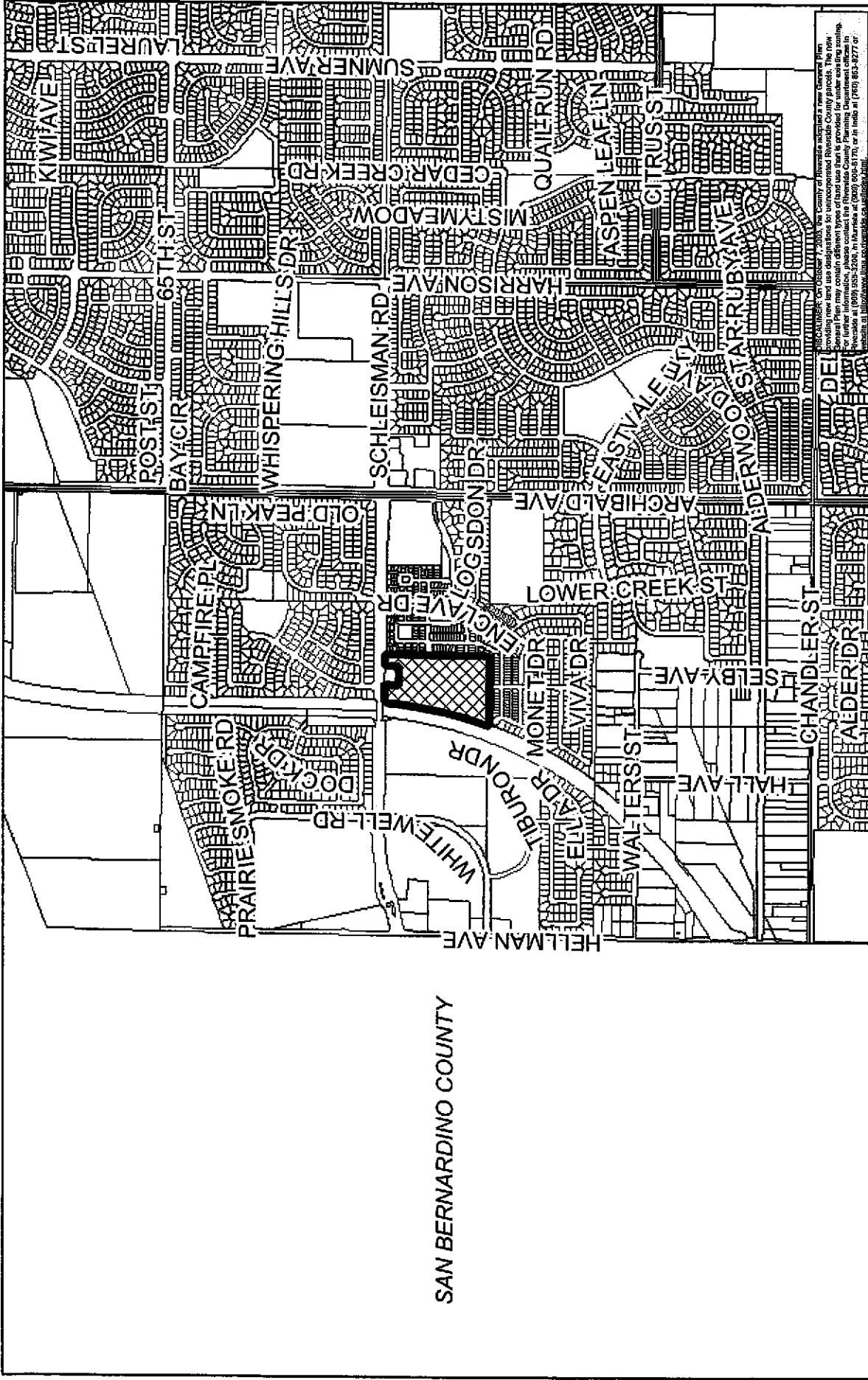
**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city sphere of influence;
  - b. The Stephens Kangaroo Rat Fee Area;
  - c. A High Fire Area;
  - d. A county service area;
  - e. A WRCMSHCP Criteria Cell;
  - f. The boundaries of a Redevelopment Area;
  - g. An area drainage plan area; or,
  - h. A dam inundation area.
3. The project site is located within:
  - a. The Jurupa Community Facilities District;
  - b. The Mira Loma 4 Agricultural Preserve;
  - c. The boundaries of the Corona-Norco Unified School District;
  - d. The Santa Ana River Watershed;
  - e. An area of high (high B) paleontological sensitivity;
  - f. An area susceptible to subsidence; and,
  - g. An area of very high liquefaction potential.
4. The subject site is currently designated as Assessor Parcel Number's: 144-060-041

Supervisor Tavaglione  
District 2  
Date Drawn: 6/19/08

# GPA00887 VICINITY MAP

Planner: Andrew Gonzalez  
Date: 7/23/08  
VICINITY MAP



SAN BERNARDINO COUNTY

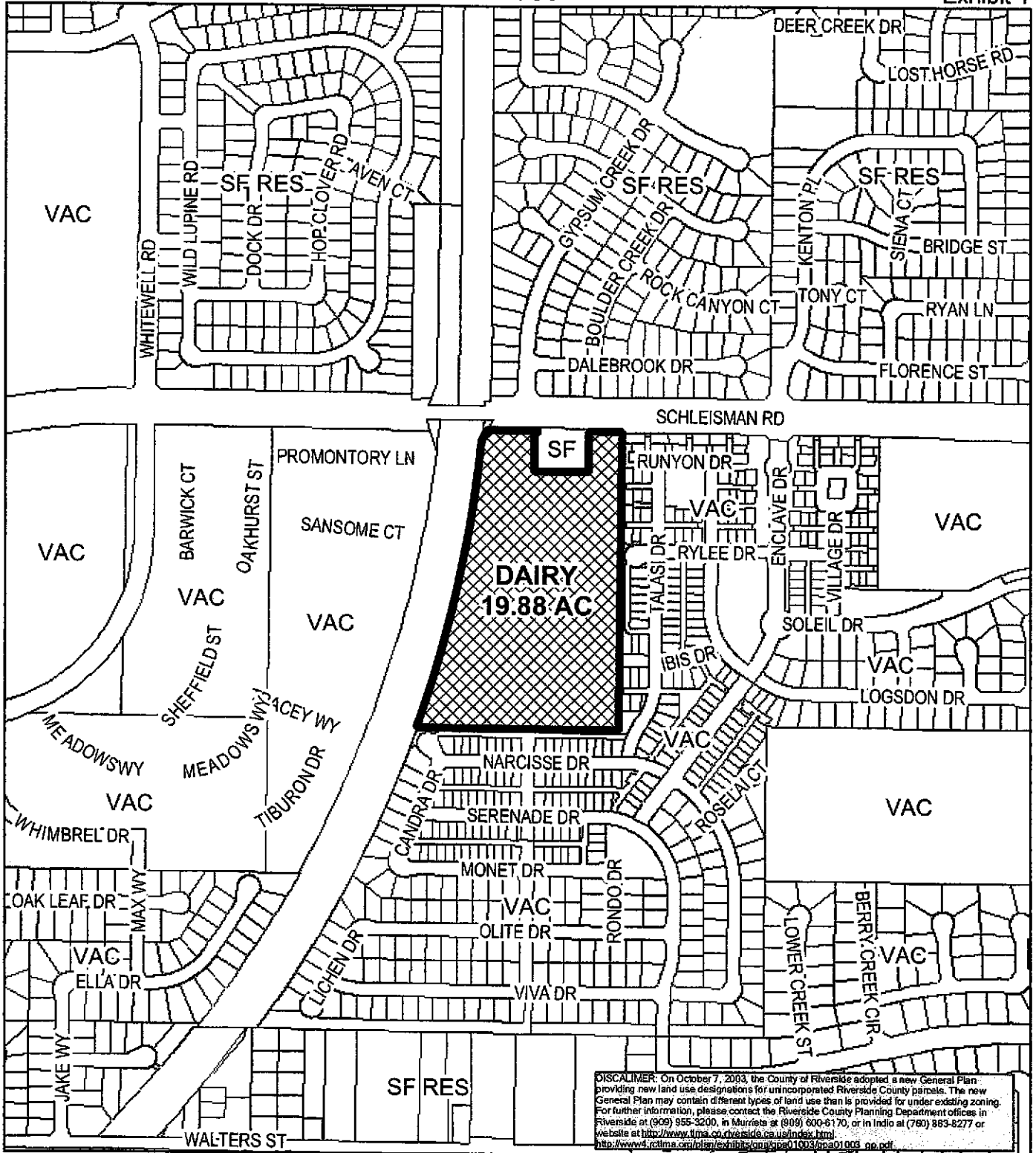
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan for the County. The General Plan sets forth the County's long-term goals and policies. The Riverside County Planning Department has prepared this map to show the location of the parcel shown on this map in relation to the General Plan. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 952-5200, in Maricopa at (951) 904-5170, or in Indio at (951) 463-8277 or Riverside at (951) 952-5200.

## RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: Prado-Mira Loma  
Township/Range: T2SR7W  
Section : 34

Assessors  
Bk. Pg. 144-06  
Thomas  
Bros. Pg. 712 J1





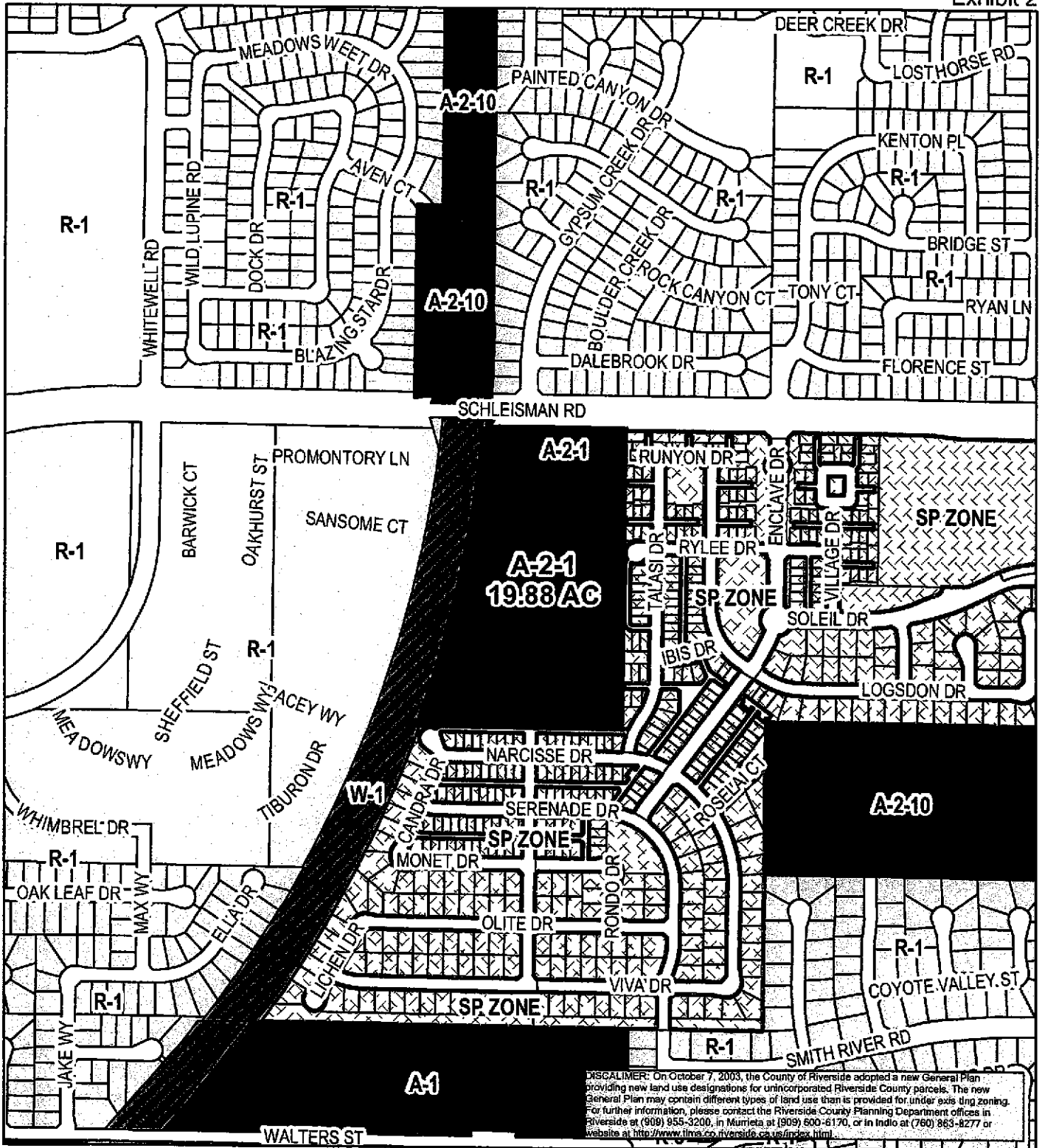
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 883-8277 or website at <http://www.tlma.co.riverside.ca.us/index.html>.  
[http://www4.rctlma.com/plan/exhibits/longrange01003/gpa01003\\_gp.pdf](http://www4.rctlma.com/plan/exhibits/longrange01003/gpa01003_gp.pdf)

Zone  
 District: Prado-Mira Loma  
 Township/Range: T2SR7W  
 Section: 34

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
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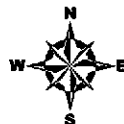


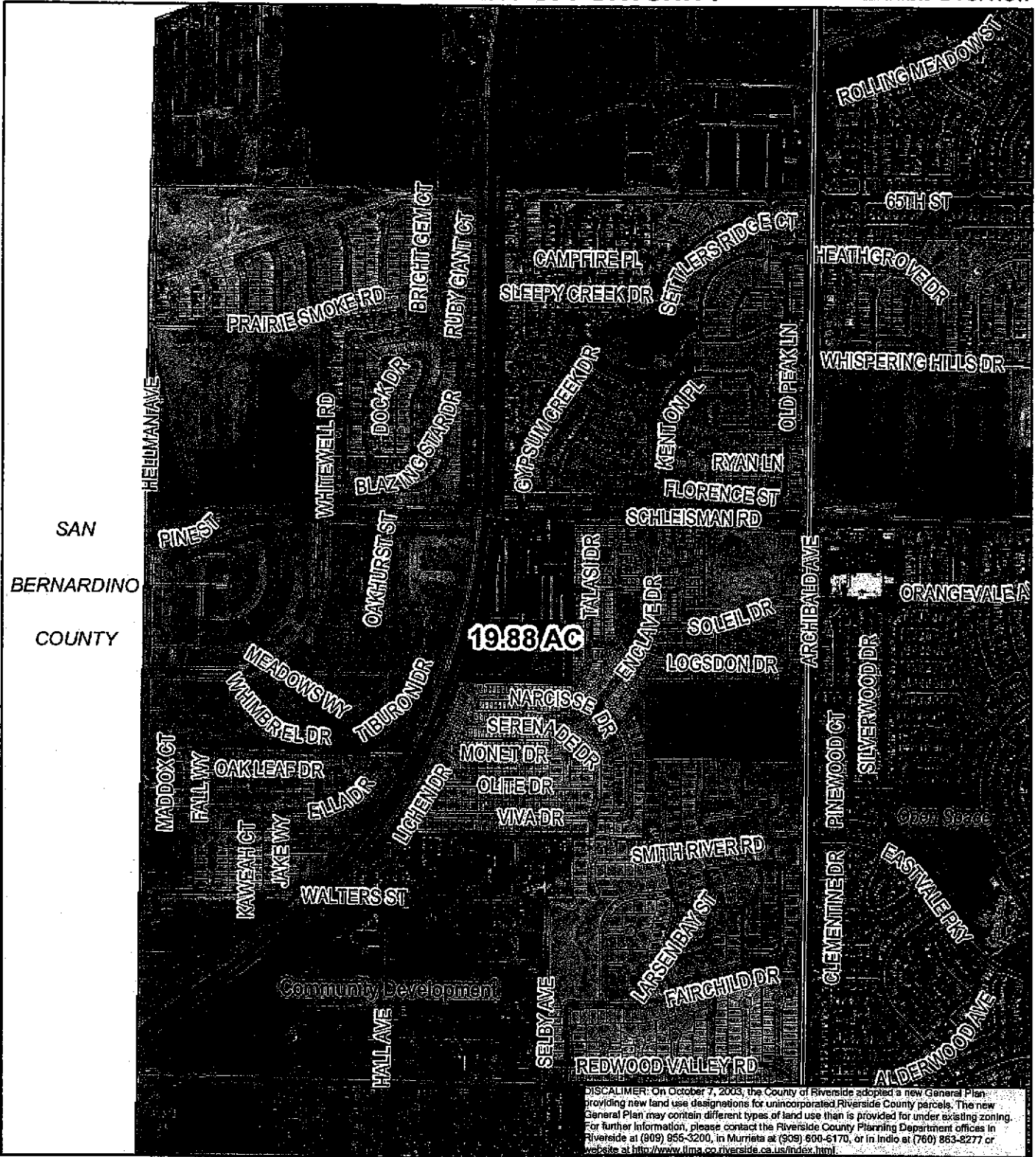
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Zone  
 District: Prado-Mira Loma  
 Township/Range: T2SR7W  
 Section : 34

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
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District  
 Plan: Prado-Mira Loma  
 Township/Range: T2SR7W  
 Section: 34

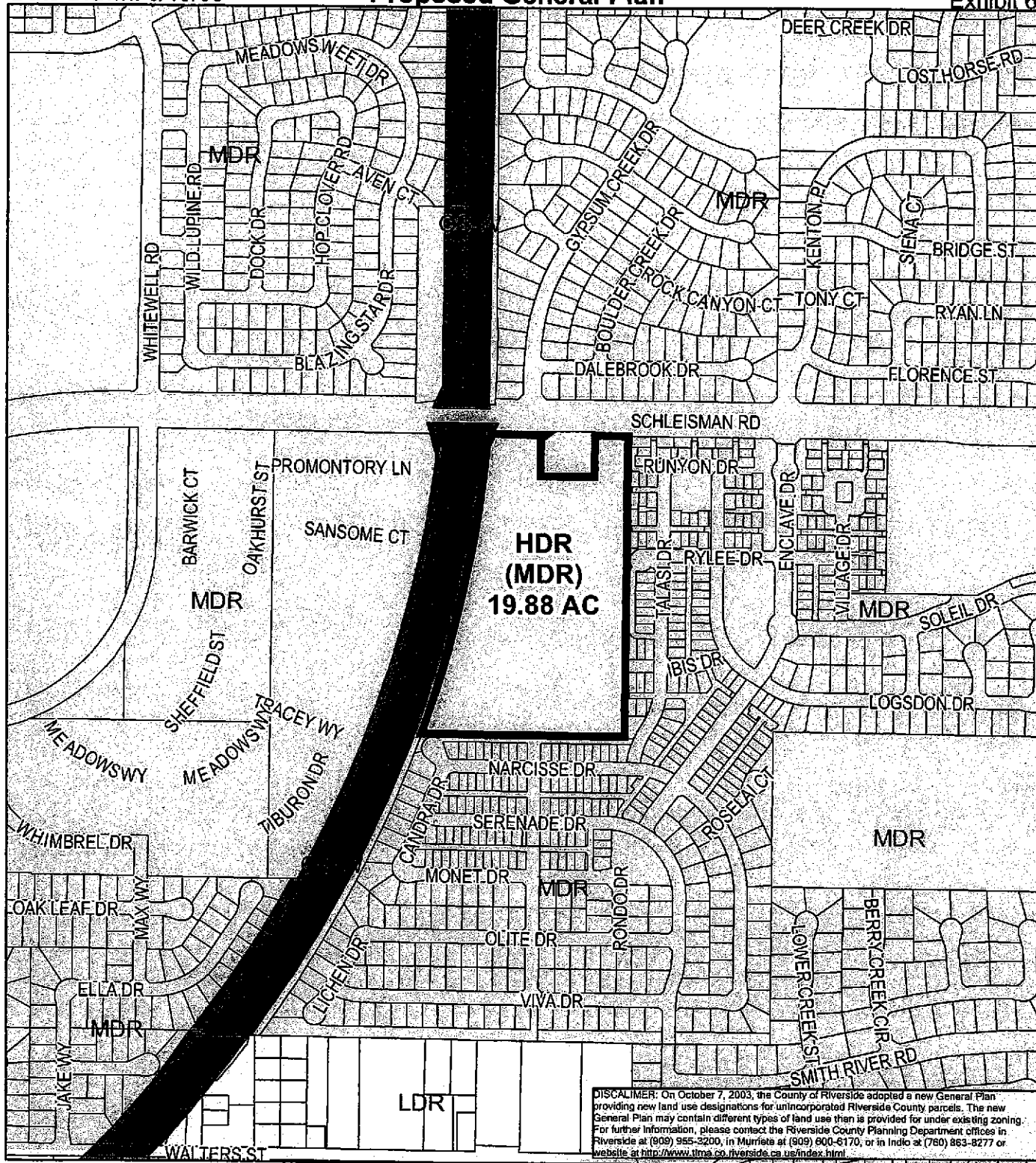
**RIVERSIDE COUNTY PLANNING DEPARTMENT**



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**Proposed General Plan**



Zone  
 District: Prado-Mira Loma  
 Township/Range: T2SR7W  
 Section : 34

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
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 Thomas  
 Bros. Pg. 712 J1





# ENTITLEMENT / POLICY AMENDMENT

Case No. GPA887 Supervisorial District: Second Existing Zoning: Heavy Agriculture - 1 Acre Minimum (A-2-1)

Area Plan: Eastvale Area Plan Acreage: 19.88 Gross Acres

## EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development

Existing General Plan Land Use Designation: Community Development: Medium Density Residential (CD:MDR) (2 - 5 Dwelling Units per Acre)

Existing Policy Area(s) or Overlay(s): N/A

Existing Map(s) of Issue: N/A

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

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

Proposed General Plan Foundation: Community Development

Proposed General Plan Land Use Designation: Community Development: High Density Residential (CD:HDR) (8 - 14 Dwelling Units per Acre)

Proposed Change to Policy Area or Overlay: N/A

Proposed Change to Map (cite GP map name): N/A

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 1/2 Mile		X	
Liquefaction Potential; Subsidence		X	Very High Potential; Susceptible
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	
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)		X	

**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		See Staff Report
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:**

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

**Applicant:**

Stratham Cloverdale, Inc.  
2201 Dupont Drive, Suite 300  
Irvine, CA 92612

**Engineer/Representative:**

Albert A. Webb Associates  
3788 McCray Street  
Riverside, CA 92506

**Owner:**

Silveira Dairy Inv  
2201 Dupont Drive, Suite 300  
Irvine, CA 92612