

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

4178



FROM: TLMA – Planning Department

SUBMITTAL DATE:
February 6, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1041 – (Foundation-Regular) – Applicant: Duayne Webster – Engineer/Representative: MDGM - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: Northerly of Bella Vista Road, easterly of Calle Anita, westerly of Annabelle Lane and southerly of Glen Oaks Road. - 8.37 Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Agriculture and to amend the General Plan Land Use designation of the subject site from Estate Density Residential (EDR) (2 Ac. Min.) to Agriculture (AG) (10 Ac. Min.) and to be added to the "Citrus Vineyard Policy Area" - APN(s): 941-200-004, 941-200-006.

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:th

(CONTINUED ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE 2/9/09 mgj

Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

15.5

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.: 6.6
Area Plan: Southwest
Zoning District: Rancho California Area
Supervisorial District: Third
Project Planner: Tamara Harrison
Planning Commission: January 7, 2009

General Plan Amendment No. 1041
Applicant: Duayne Webster
Engineer/Representative: MDMG

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 1041 from Rural Community: Estate Density Residential to Agriculture and to be added to the "Citrus Vineyard Policy Area" and the Planning Commission made the comments below. The Planning Director continues to recommend initiation from Rural Community: Estate Density Residential to Agriculture. 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: Concurs with staff that initiation is appropriate

Commissioner John Snell: No Comments

Commissioner John Petty: Agreed with staff without hesitation that initiation is appropriate.

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 6.6
Area Plan: Southwest
Zoning District: Rancho California Area
Supervisory District: Third
Project Planner: Tamara Harrison
Planning Commission: January 7, 2008

General Plan Amendment No. 1041
E.A. Number 41874
Applicant: Duwayne Webster
Engineer/Rep.: MDMG

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component and Land Use designations from "Rural Community: Estate Density Residential" (RC:EDR) (2 acre min.) to "Agriculture" (AG) (10 acre min.) and to be annexed into the "Citrus Vineyard Policy Area" for an approximately 8.37-acre parcel. The project is located southerly of Glen Oaks Road, northerly of Bella Vista Road, easterly of Calle Anita and westerly of Annabelle Lane.

POTENTIAL ISSUES OF CONCERN:

Staff has no potential issues of concern with the proposal and the amendment is supported by the following:

The subject site is located within an area that is dominated by land use designations found within the Agriculture (AG), Rural (RUR) and Rural Community (RC) Foundation Components. The site is directly adjacent to properties designated as Agriculture to the east and to the south as well as directly north of the site across Glenoaks Road. The Citrus Vineyard Policy Area can also be found directly to the north, east and south of the site and less than ¼ of a mile to the west of the site. The proposal would be a reasonable extension of the AG designation and the Citrus Vineyard Policy in the area and would continue the existing land use pattern in the area. The Southwest area plan states the following "...Open Space, Agricultural, and Rural general plan land use designations reflect the existing and intended land use patterns for these areas and help maintain the historic identity and character of the Southwest planning area." The proposal would be a continuation of these land use patterns and would be in keeping with the overall vision for the area.

The addition of the site into the Citrus Vineyard policy area would further maintain the rural and agricultural character that has been established in the area while allowing the site to be developed in a way that is envisioned for the area. The policy area would also protect the parcel and the area from the encroachment of incompatible land uses.

Staff recognizes that the parcel (APN: 941-200-005) to the south and the west of the subject site has not been included in the proposal as the property owner could not be contacted at the time of application. Staff feels that it is logical to extend the proposal to said parcel; however, the decision will be left up to the Planning Commission and the Board of Supervisors.

RECOMMENDATION:

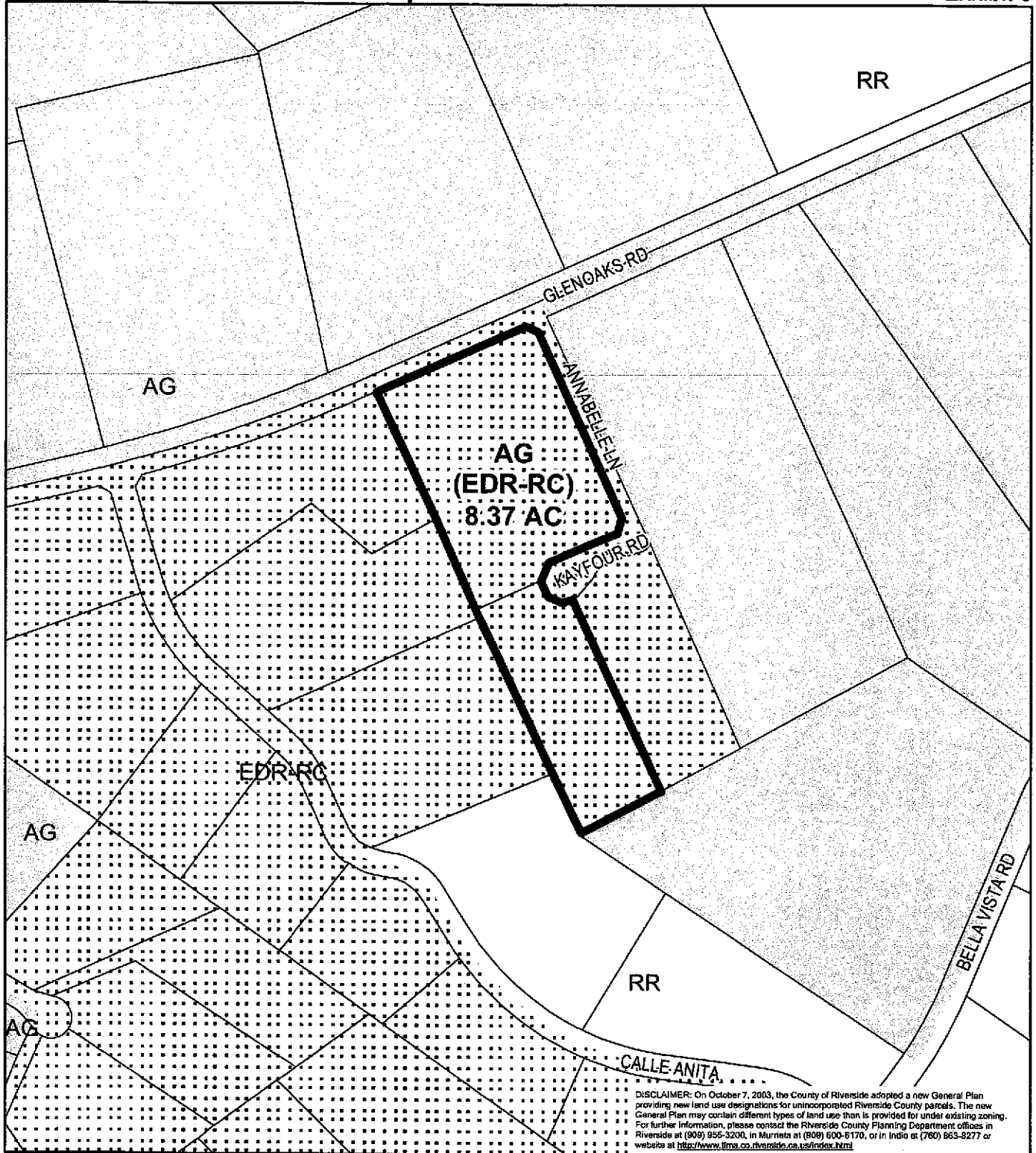
Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1041 from Rural Community: Estate Density Residential to Agriculture **would be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

Supervisor Stone
District 3
Date Drawn: 11/17/08

GPA01041

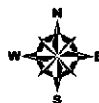
Proposed General Plan

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T7SR1W
Section: 19



Assessors
Bk.Pg. 941-20
Thomas
Bros. Pg. 930 E6



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) 660-6170, or in Indio at (760) 853-8277 or website at <http://www.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
 Plan: Rancho California
 Township/Range: T7SR1W
 Section: 19

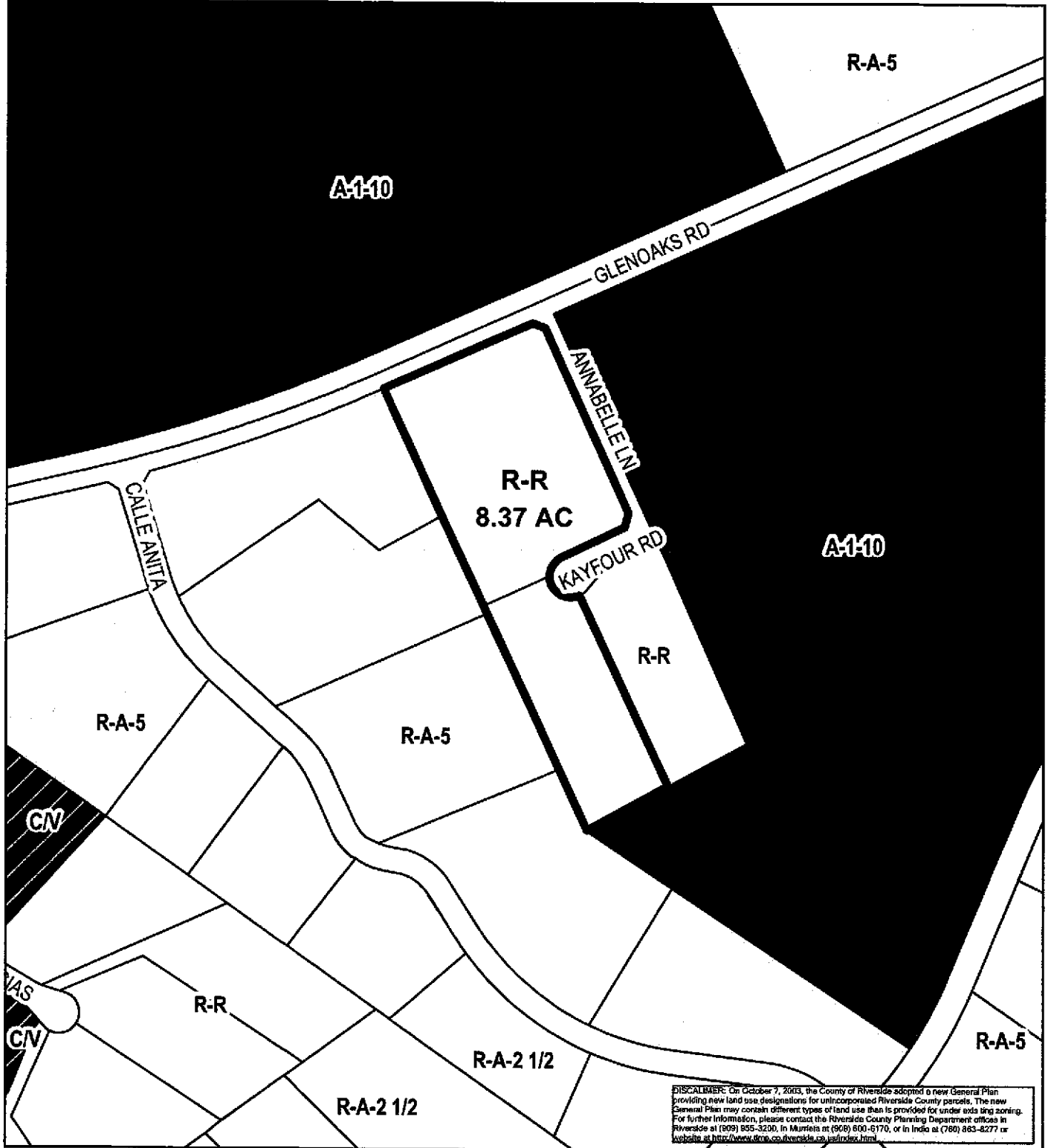


Assessors
 Bk. Pg. 941-20
 Thomas
 Bros. Pg. 930 E6

Supervisor Stone
District 3
Date Drawn: 3/21/08

GPA01041
EXISTING ZONING

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

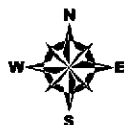


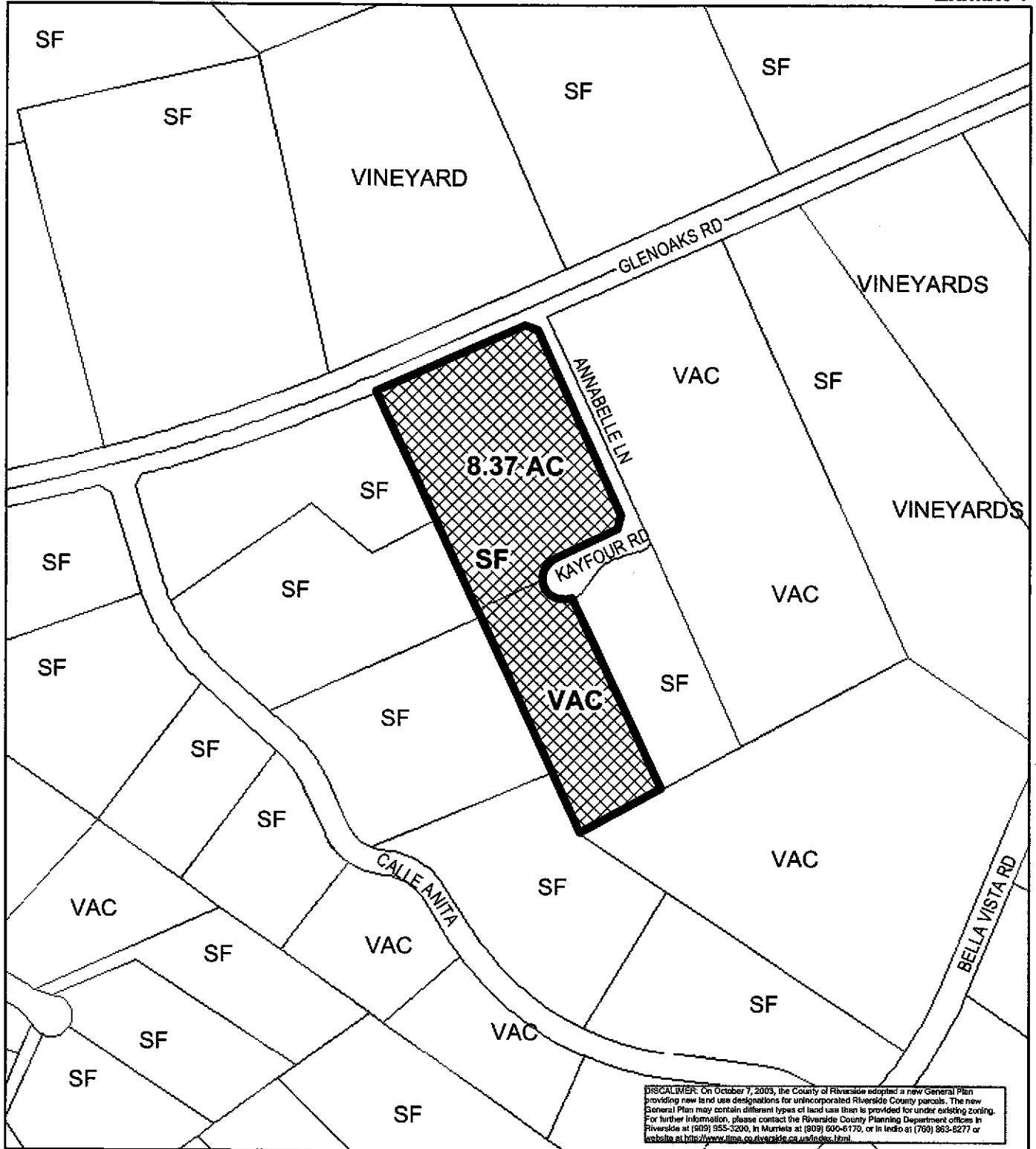
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 855-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.90906.co.riverside.ca.us/plandev.html>

Zone
Area: Rancho California
Township/Range: T7SR1W
Section : 19

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 941-20
Thomas
Bros. Pg. 930 E6





RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: **Rancho California**
Township/Range: **T7SR1W**
Section : **19**



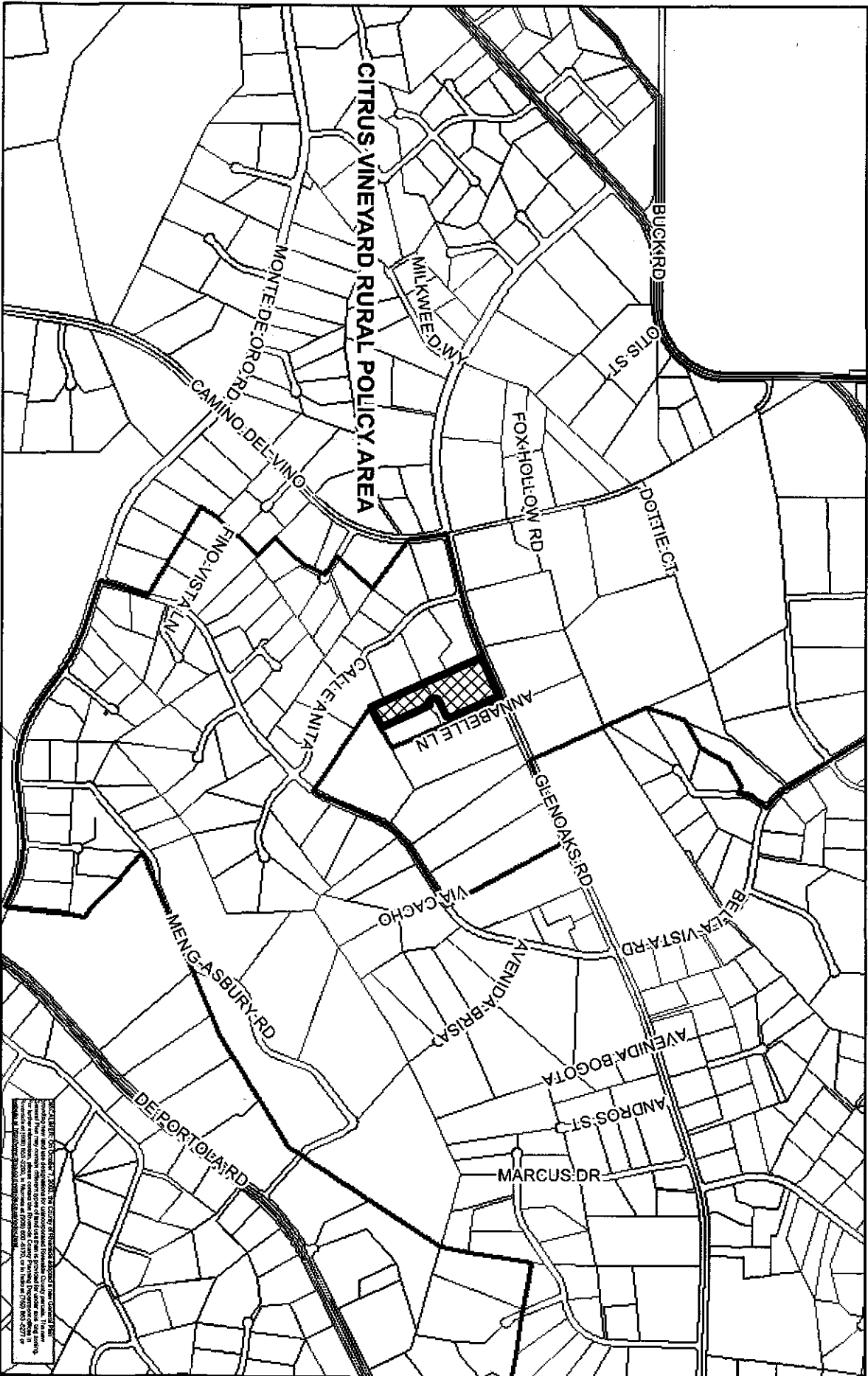
Assessors
Bk. Pg. **941-20**
Thomas
Bros. Pg. **930 E6**



Supervisor Stone
District 3
Date Drawn: 3/21/08

GPA01041 POLICY AREAS

Planner: Amy Aldana
Date: 3/12/08
Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T7SR1W
Section : 19



Assessors
Bk. Pg. 941-20
Thomas
9,300 Bros. Pg. 930 E6

THIS MAP IS THE PROPERTY OF THE COUNTY OF RIVERSIDE. IT IS TO BE USED FOR THE PURPOSES OF THE PLANNING DEPARTMENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE COUNTY OF RIVERSIDE ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE COUNTY OF RIVERSIDE IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. THE COUNTY OF RIVERSIDE IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.

Harrison, Tamara

From: danishelen [danishelen@earthlink.net]
Sent: Wednesday, January 07, 2009 11:35 AM
To: Harrison, Tamara
Subject: Re: Item 6.6 Today's RCPC Agenda

I approve the change of the zoning of the Webster property to Citrus Vineyard. My property is also in the area almost completely surrounded by C/V policy area, and is designated "unique farmland of local importance" and zoned "Residential-Agriculture" according to RC Ordinance 348. Therefore it seems logical that these properties should also be zoned C/V.

Ellen Christensen
APN 941-190-035

include in
BOS package