

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

915B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
March 9, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1026 – Foundation-Regular – Applicant: Traci Evenhuis-CLE Engineering – Engineer/Representative: John Rogers-CLE Engineering – Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum) and Agriculture (AG) (20 AC. Min.) – Location: Northwesternly of Anza Road, easterly of Butterfield Stage Road, and southerly of Monte Verde Road - 150.1 Gross Acres - Zoning: Residential Agricultural - 5 and 20 Acre Minimum (R-A-5 and R-A-20) - **REQUEST:** Proposal to amend the General Plan Foundation Component of the subject site from Rural (RUR) and Agriculture (AG) to Community Development and to amend the General Plan land use designation of the subject site from Rural Residential (RUR: RR) (5 ac min.) and Agriculture (AG) (10 ac min.) to Low Density Residential (CD: LDR) (1/2 ac min.) - APN(s): 966-380-011, 966-380-012, 966-380-013, 966-380-014, 966-380-015, 966-380-016, 966-380-024, 966-380-025, 966-380-026, 966-380-027

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment as modified by staff 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.

Ron Goldman
Planning Director

RG:TH

REVIEWED BY EXECUTIVE OFFICE

DATE 3/10/09
Tina Grande
Departmental Concurrence

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

APR 10 10 02:21

Prev. Agn. Ref.

District: Third

Agenda Number:

15.4

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 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.: 6.10
Area Plan: Southwest
Zoning District: Rancho California
Supervisorial District: Third
Project Planner: Tamara Harrison
Planning Commission: February 4, 2009

General Plan Amendment No. 1026
Applicant: CLE Engineering
Engineer/Representative: CLE Engineering

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 1026 as modified by staff from Rural: Rural Residential and Agriculture to Community Development: Medium Density Residential and the Planning Commission made the comments below. The Planning Director continues to recommend initiation for the General Plan Amendment as shown on Exhibit 7. 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: Commissioner Roth commented that Estate Density Residential (EDR) may be more appropriate than Medium Density Residential at the subject site.

Commissioner John Snell: No Comments

Commissioner John Petty: Commissioner Petty recommended initiation from Rural: Rural Residential and Rural: Rural Mountainous to Community Development: Medium Density Residential with some hesitation.

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo:

Agenda Item No.: 6.10
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General Plan Amendment No. 1026
Applicant: Traci Evenhuis
Engineer/Representative: John Rogers

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: Rural Residential" (RUR: RR) (5 acre min.) and "Agriculture" (AG) to "Community Development: Low Density Residential" (CD: LDR) (1/2 ac min.) for an approximately 150.1-acre site. The project is located northerly of Anza Road, westerly of Los Caballos Road, easterly of Butterfield Stage Road and southerly of Monte Verde Road.

POTENTIAL ISSUES OF CONCERN:

The proposed site is located in the "Rancho California" community within the Southwest Area Plan. The site is surrounded by the Community Development Foundation Component to the north, west and south. Specific Plan No. 313, "Morgan Hill," also lies to the north of the subject site, across Monte Verde Road. The approved densities within the SP are similar to those allowed under the Medium Density Residential land use designation. Staff feels that a proposal to Medium Density Residential would be a more appropriate land use designation than the applicant's proposal of Low Density Residential given the existing land use pattern in the area. Staff's recommended modification to Medium Density Residential would continue the pattern of Medium Density Residential in the community and would be consistent with the overall vision for the area.

A number of residential tracts with densities similar to staff's recommendation have been approved since the adoption of the General Plan in 2003 or are in process in the vicinity of the site. Tract Map (TR) 32813 which lies to the south and the west of the subject site was approved for 59 single-family residential lots in 2007. Likewise, TR32227 was approved for 104 single-family residential lots in 2007 which lies to the south and east of the subject site across Rio Linda Road. TR32778 lies to the south of the proposed site and is currently under review with the Planning Department, proposing 92 single-family residential lots. TR32988 is also currently under review and proposes 37 single-family residential lots to the east of the subject site and south of Anza Road. The approval and the review of these tracts along with the development of the "Morgan Hill" specific plan has presented a substantial amount of change in the area since the adoption of the General Plan that substantiates the request.

A County fault line transects the subject site which could potentially create fault hazards; however, as part of the review for TR32227 (Geologic Report No. 1484) no evidence of faulting was found in the area and therefore mitigation measures weren't necessary with TR32227. Development of the subject site would address faulting issues at the project level as well.

Two of the parcels (Assessor Parcel Number's 966-380-014 and 966-380-015) included in the proposal fall within an agriculture preserve, "Rancho California 32." Contract expires pursuant to non-renewal in 2013, the cancellation has not been submitted as of yet.

Recommendation:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 1026 from Rural: Rural Residential and Agriculture to Community Development: Low Density Residential **would not be appropriate**; however GPA01026 as modified by staff from Rural: Rural Residential and Agriculture to Community Development: Medium Density Residential **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: 3/20/08

GPA01026

DEVELOPMENT OPPORTUNITY

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



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 Murietta at (951) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.cora.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Rancho California
Township/Range: T8SR2W
Section: 14 & 23



Assessors
Bk. Pg. 966-38
Thomas
Bros. Pg. 980 A3

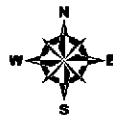




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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 Area: Rancho California
 Township/Range: T8SR2W
 Section : 14 & 23

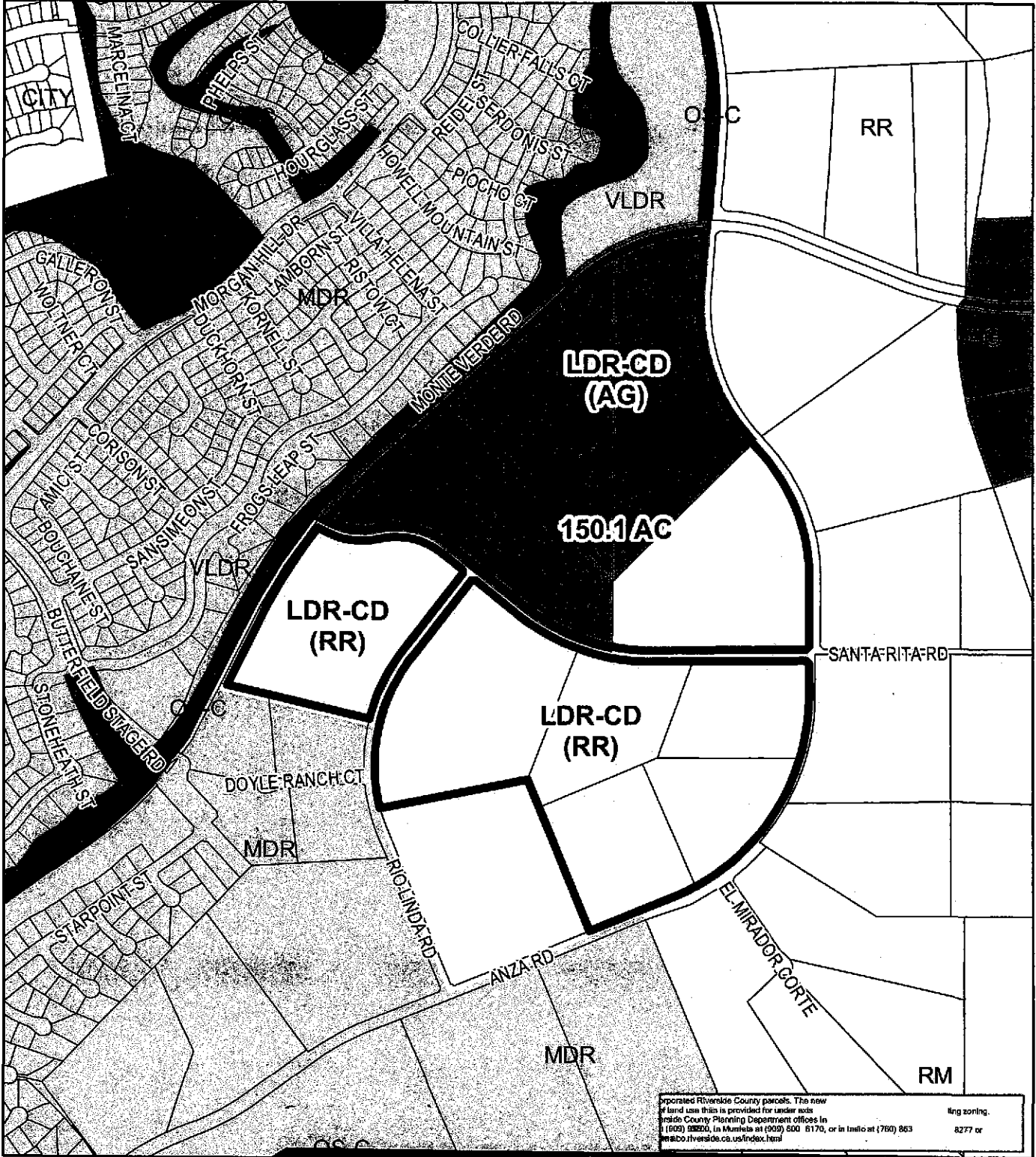


Assessors
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GPA01026

Proposed General Plan



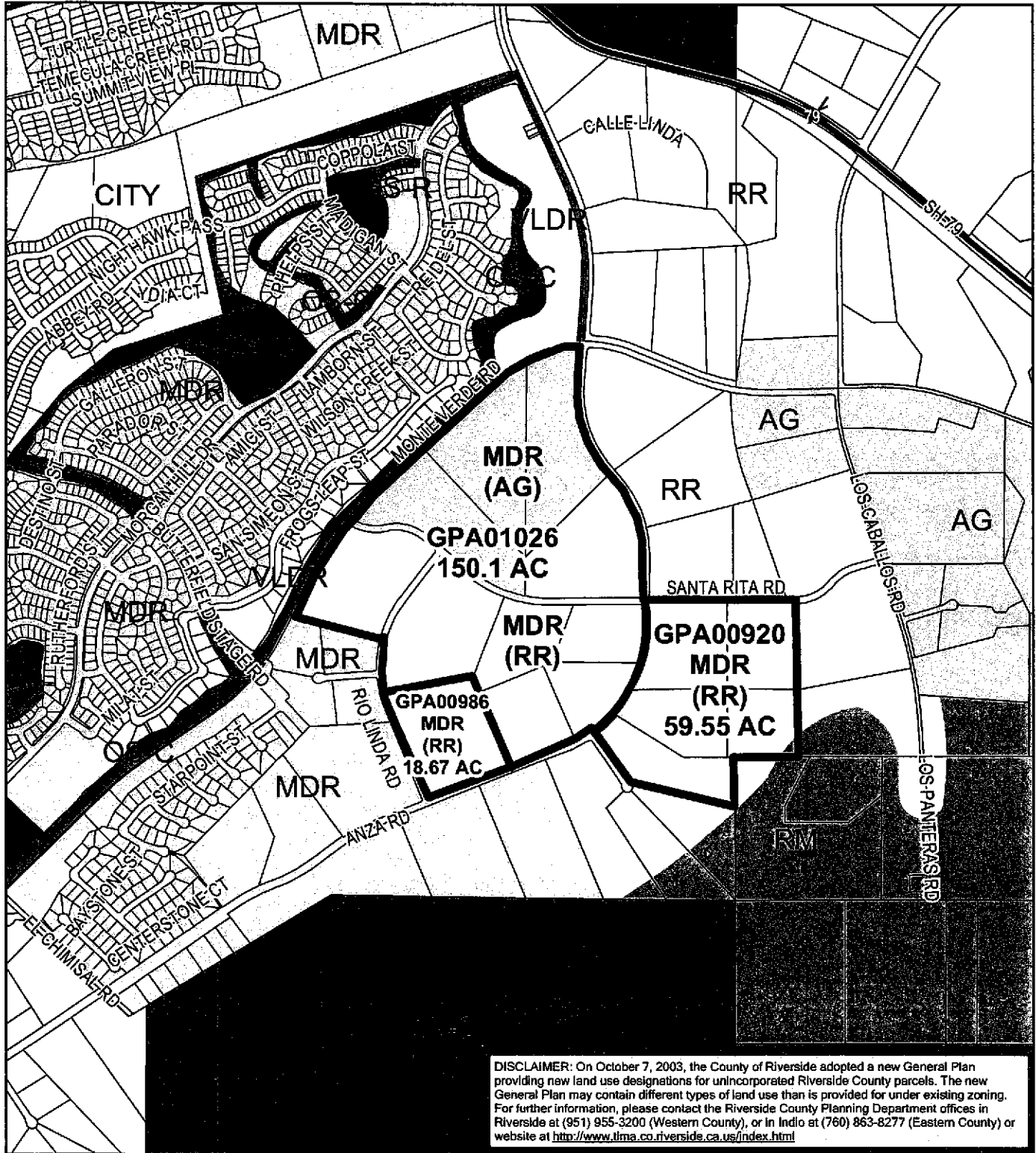
Proposed Riverside County parcels. The new
of land use this is provided for under acts
Riverside County Planning Department offices in
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RIVERSIDE COUNTY PLANNING DEPARTMENT

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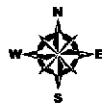


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RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T8SR2W
Section : 14,23,24



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Supervisor Stone
District 3
Date Drawn: 3/20/08

GPA01026

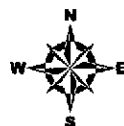
EXISTING ZONING

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



Zone
Area: Rancho California
Township/Range: T8SR2W
Section : 14 & 23

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
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Agenda Item No.: 6.10
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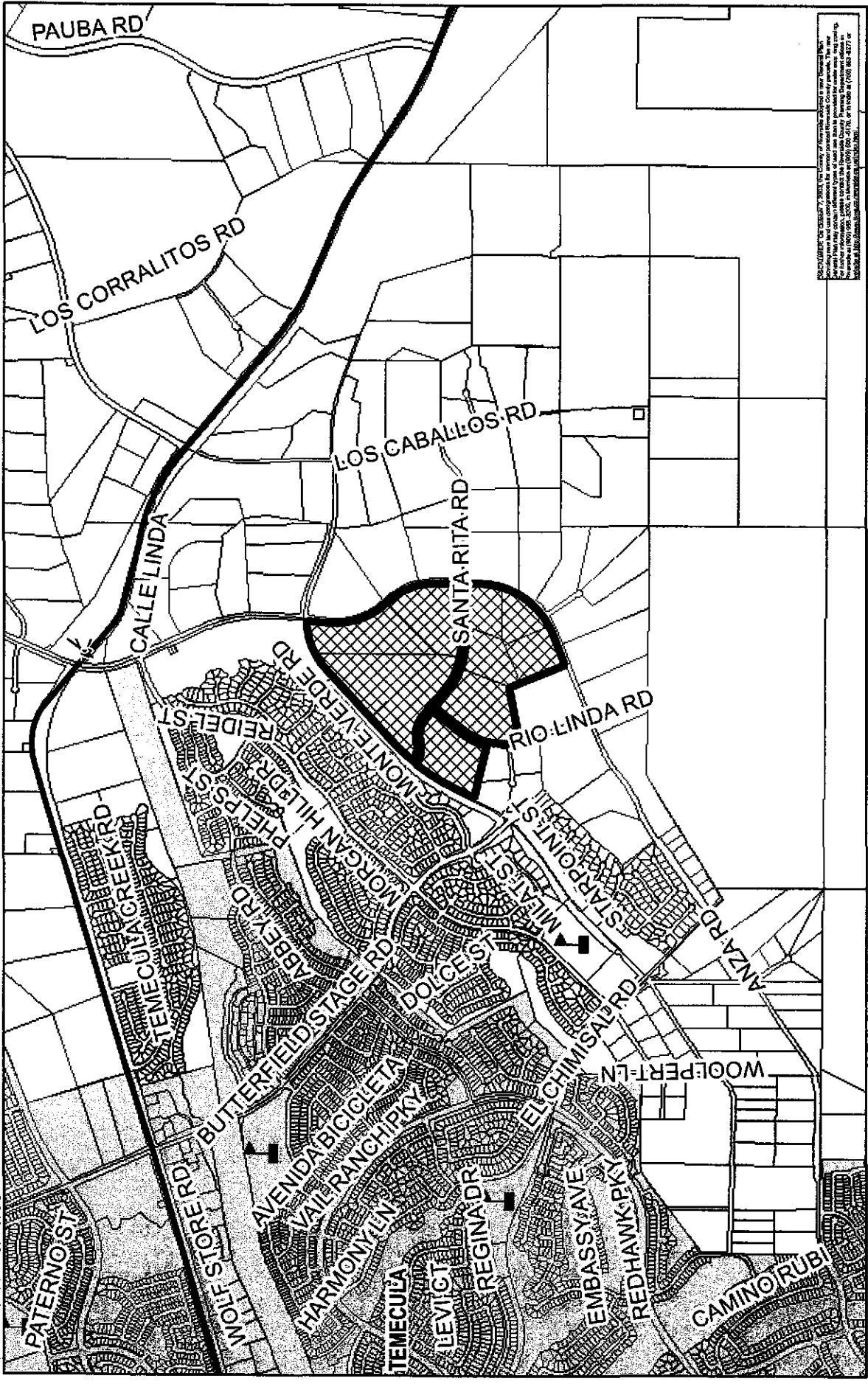
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Planner: Amy Aldana
Date: 3/12/08
VICINITY MAP

GPA01026
VICINITY MAP

Supervisor Stone
District 3
Date Drawn: 3/20/08



DOCUMENT NO. 025277, 2007, The County of Riverside and the City of Temecula. The map hereby shown has been prepared by the Riverside County Planning Department. The map is for informational purposes only and does not constitute a contract. The Riverside County Planning Department shall not be liable for any errors or omissions on this map. For more information, please contact the Riverside County Planning Department at (951) 261-4277 or Riverside County Planning Department at (951) 261-4277.

Assessors
Bk. Pg. 966-38
Thomas
Bros. Pg. 980 A3

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Rancho California
Area: T8SR2W
Township/Range: T8SR2W
Section: 14 & 23



Supervisor Stone
 District 3
 Date Drawn: 3/20/08

GPA01026
DEVELOPMENT OPPORTUNITY

Planner: Amy Aldana
 Date: 3/12/08
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Area
 Plan: Rancho California
 Township/Range: T8SR2W
 Section: 14 & 23

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 Area: Rancho California
 Township/Range: T8SR2W
 Section : 14 & 23



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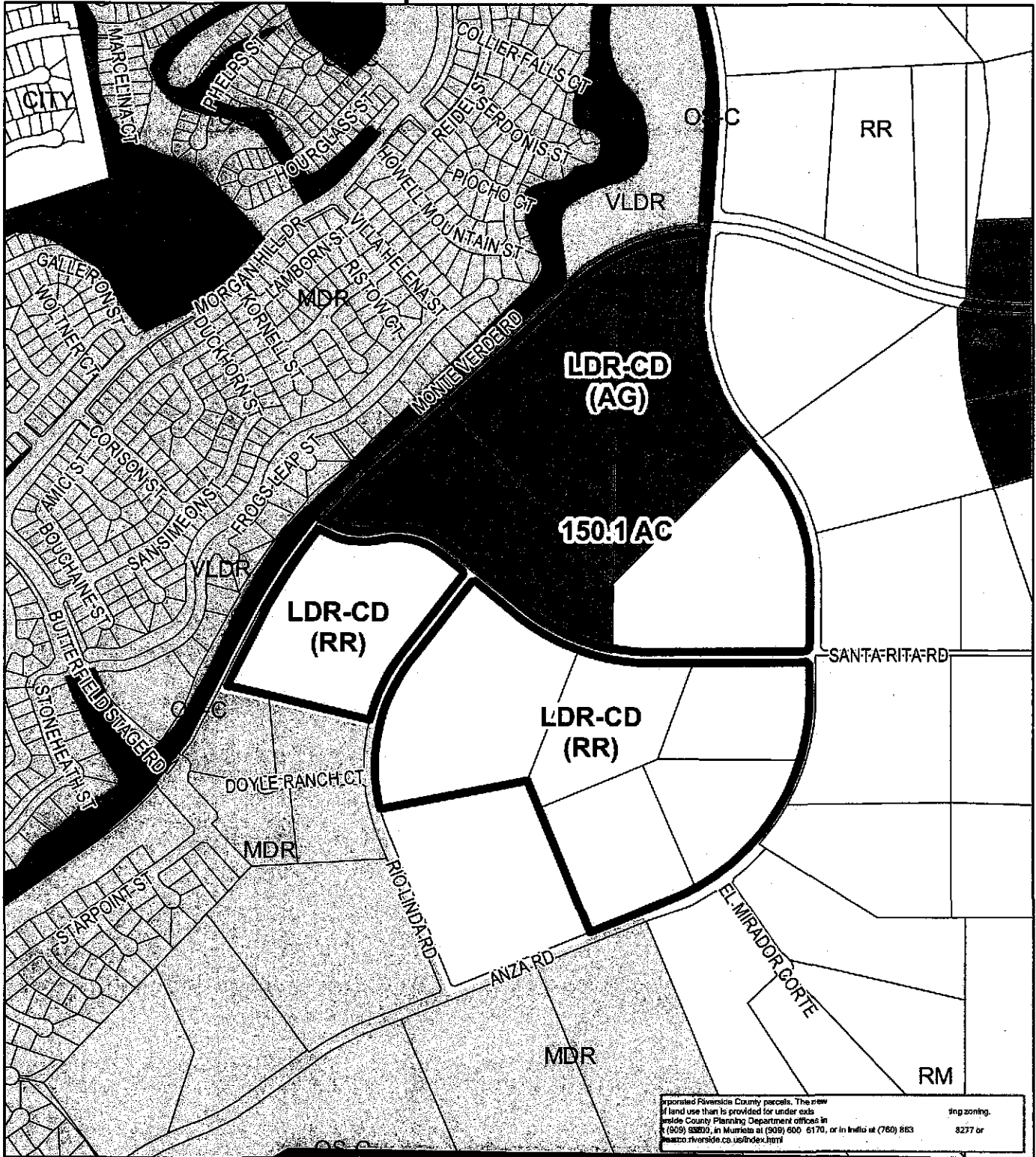


Supervisor Stone
District 3
Date: 3/20/08

GPA01026

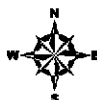
Planner: Amy Aldana
Date: 3/12/08
Exhibit 6

Proposed General Plan

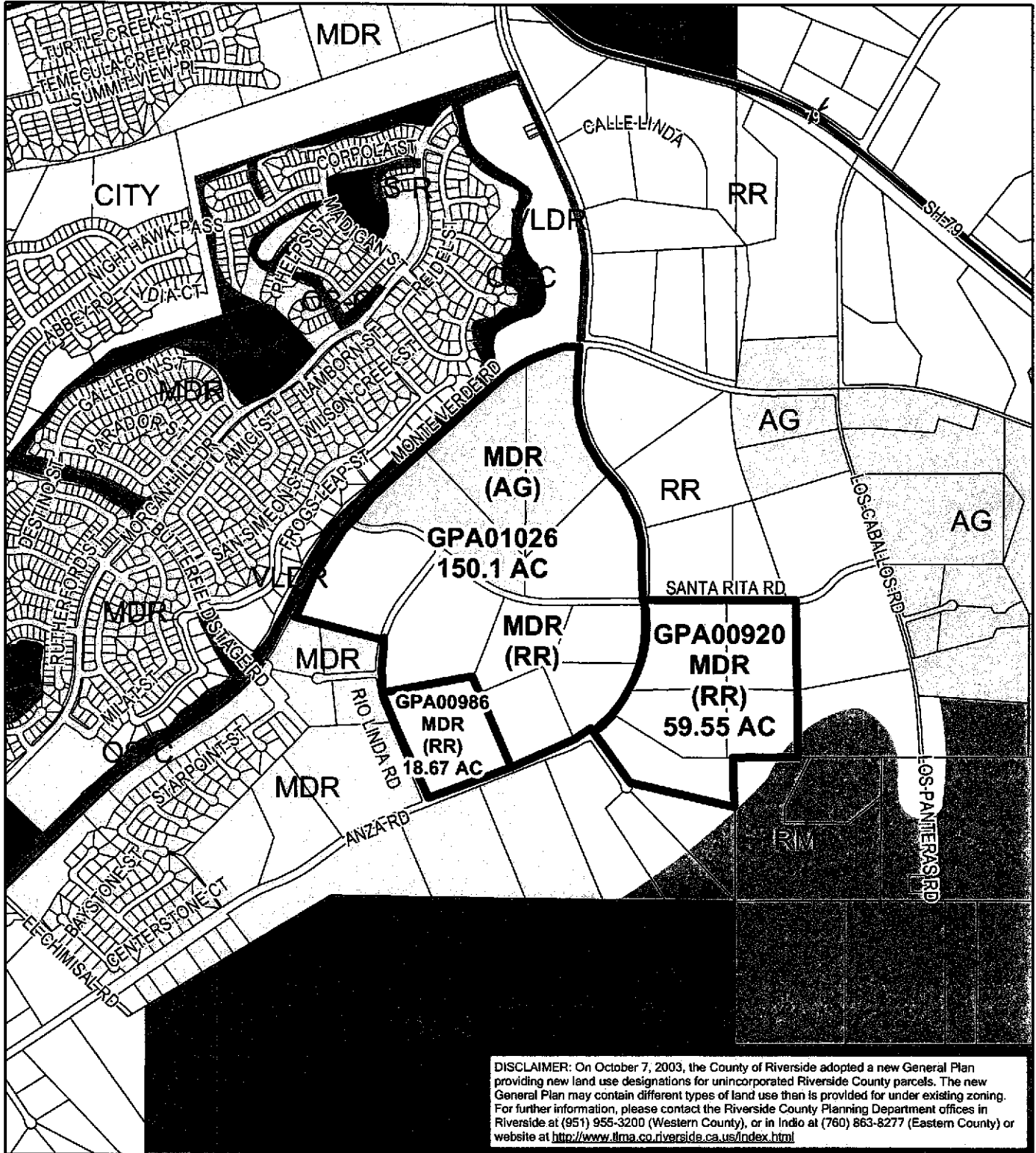


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Rancho California
Township/Range: T8SR2W
Section: 14 & 23



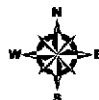
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T8SR2W
Section : 14,23,24



Assessors
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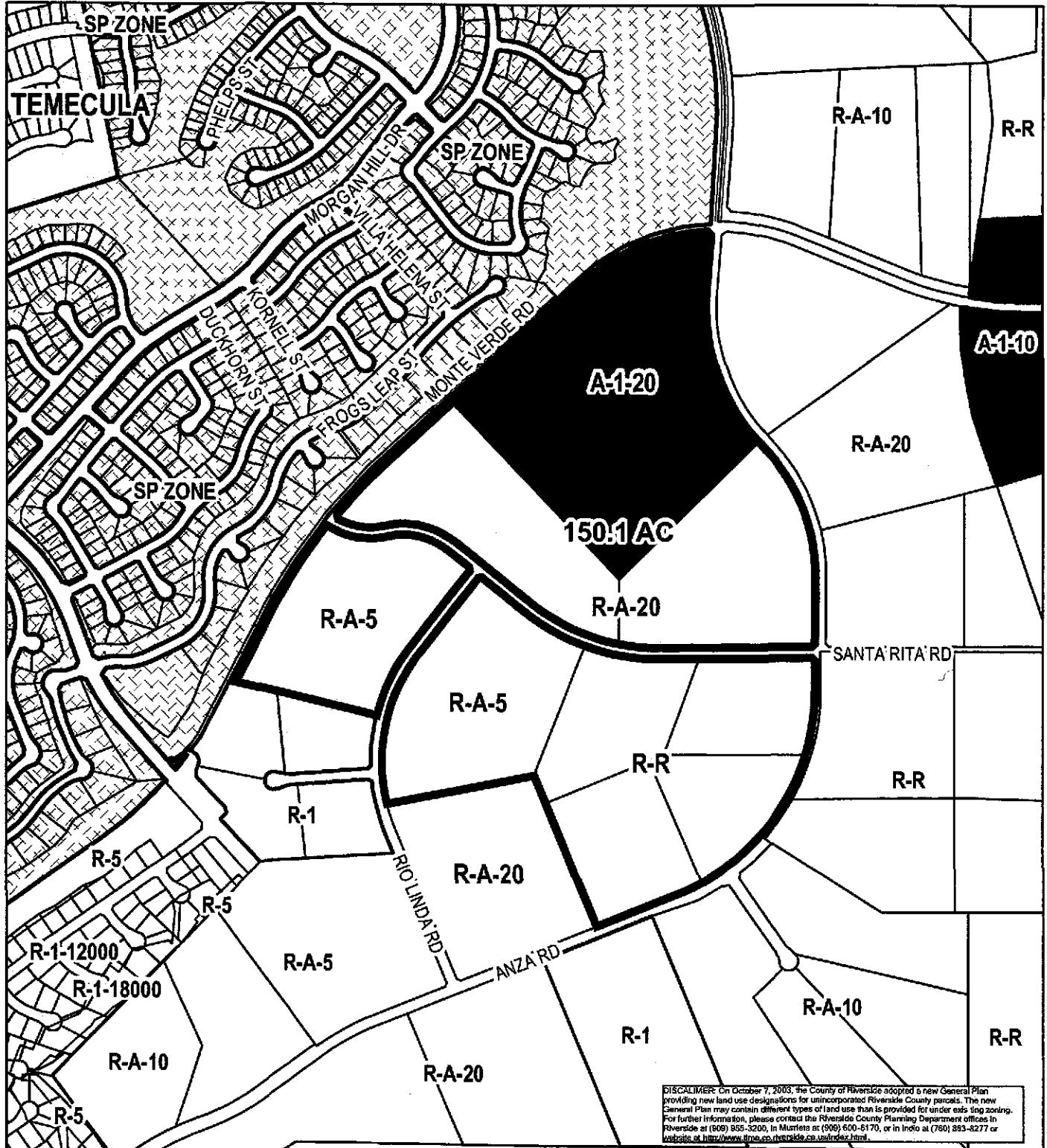


Supervisor Stone
District 3
Date Drawn: 3/20/08

GPA01026

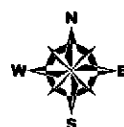
EXISTING ZONING

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



Zone
Area: Rancho California
Township/Range: T8SR2W
Section : 14 & 23

RIVERSIDE COUNTY PLANNING DEPARTMENT



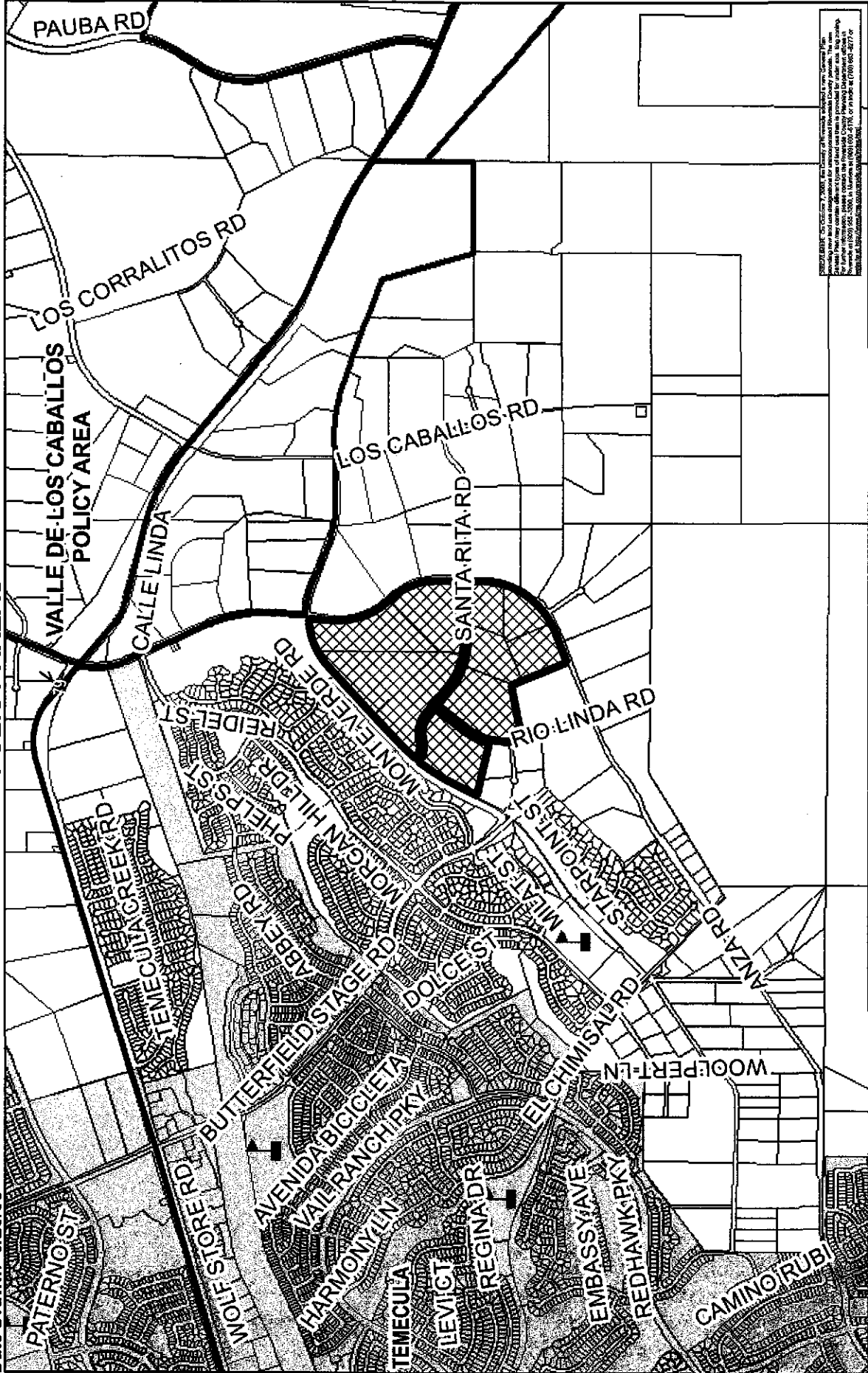
Assessors
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Planner: Amy Aldana
 Date: 3/12/08
 Exhibit 8

GPA01026
POLICY AREAS

Supervisor Stone
 District 3
 Date Drawn: 3/20/08



PROVIDED TO: COUNTY OF RIVERSIDE, PUBLIC WORKS DEPARTMENT, 3500 GARDEN BLVD., RIVERSIDE, CA 92501
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RIVERSIDE COUNTY PLANNING DEPARTMENT



Zone Rancho California
Area: Rancho California
Township/Range: T8SR2W
Section : 14 & 23