

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

912B



FROM: TLMA – Planning Department

SUBMITTAL DATE:  
March 3, 2009

**SUBJECT: GENERAL PLAN AMENDMENT NO. 951** – Foundation-Regular – Applicant: Hanna Martial Trust – Engineer/Representative: T&B Planning - Third Supervisorial District – French Valley Area Zoning District – Southwest Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum) – Location: Westerly of Winchester Road and northerly of Keller Road, southerly of Scott Road and easterly of Pourroy Road – 195.33 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** This **General Plan Amendment** proposes to amend the General Plan Foundation Component of the subject site from Rural (RUR) to Community Development (CD) and to amend the General Plan Land Use designation of the subject site from Rural Residential (RR) (5 Acre Minimum) to Specific Plan (SP) – APN(s): 472-110-001, 472-110-002, 472-110-003, 472-110-004, 472-110-005, 472-110-006, 472-110-007, 472-110-008, 472-110-009, 472-110-010 –

REVIEWED BY EXECUTIVE OFFICE

DATE 3/18/09  
Tina Grande  
Departmental Concurrence

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for 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

Ron Goldman  
Planning Director

RG:TH

- Policy
- Consent
- Policy
- Consent
- Dept. Recomm.:
- Per Exec. Ofc.:

APPROVED BY BOARD OF SUPERVISORS  
MARCH 18 2009

Prev. Agn. Ref.

District: Third

Agenda Number:

15.2

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.: 7.2**  
**Area Plan: Southwest**  
**Zoning District: French Valley Area**  
**Supervisorial District: Third**  
**Project Planner: Tamara Harrison**  
**Planning Commission: November 5, 2008**

**General Plan Amendment No. 951**  
**Applicant: Hanna Martial Trust**  
**Engineer/Representative: T&B Planning**

## **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. 951 from Rural: Rural Residential (RUR:RR) (5 acre min.) to Community Development: Specific Plan (CD:SP) and the Planning Commission made the comments below. The Planning Director continues to recommend the initiation of the general plan amendment. 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 would like a water supply analysis to be completed if the amendment is initiated by the Board of Supervisors.

**Commissioner John Snell:** No Comments

**Commissioner John Petty:** Commissioner Petty recommended initiation of the general plan amendment without any hesitation.

**Commissioner Jim Porras:** No Comments

**Commissioner Jan Zuppardo:** No Comments

**Agenda Item No.: 7.2**  
**Area Plan: Southwest**  
**Zoning District: French Valley Area**  
**Supervisory District: Third**  
**Project Planner: Tamara Harrison**  
**Planning Commission: November 5, 2008**

**General Plan Amendment No. 951**  
**E.A. Number 41778**  
**Applicant: Hanna Martial Trust**  
**Engineer/Rep.: T&B Planning**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan Foundation Component from "Rural" (RUR) to "Community Development" (CD) and the General Plan Land Use designation from "Rural Residential" (RR) (5 acre min.) to "Specific Plan" (SP) for an approximately 195.33 acre site. The project is located northerly of Keller Road, southerly of Scott Road, westerly of Winchester Road, and easterly of Pourroy Road.

### **POTENTIAL ISSUES OF CONCERN:**

The subject parcel is located in the "French Valley" community within the "Southwest" area plan and is also located within the City of Murrieta Sphere of Influence. The site abuts Winchester Road which has been defined under the General Plan's circulation element as an expressway with a right-of-way that ranges between 184' and 220'. The majority of the surrounding areas that abut Winchester Road are currently within the Community Development Foundation Component. Specific Plan #310 lies directly to the north of the eastern portion of the site and Specific Plan #286 is located to the southeast of the site across Winchester Road. Proposed Specific Plan #352 is located directly across Winchester Road from the site and is in process with the County Planning Department. This proposed General Plan Amendment would continue the existing Community Development land use pattern in the area and would be consistent with the "Land Use Concept" for the "Southwest" area plan which focuses urban development near the incorporated cities of Murrieta and Temecula and also in French Valley.

The applicant's proposal would allow for the following:

- 57.6 acres of Very Low Density Residential (1 acre minimum)
- 22.5 acres of Commercial Office
- 40.4 acres of Commercial Tourist
- 13.3 acres of Commercial Retail
- 12.1 acres of Light Industrial
- 49.4 acres of MSHCP Conservation Areas

Multiple Tract Maps have been approved and developed in the vicinity of the site since the adoption of the general plan in 2003, including TR30069 which brought 633 residential lots to the area. The residential developments along with the commercial and industrial uses that have been concentrated along nearby portions of Winchester Road have created new circumstances in the area that substantiate the proposed change.

These new conditions have also brought adequate infrastructure to the area that can sustain the proposal.

**RECOMMENDATION:**

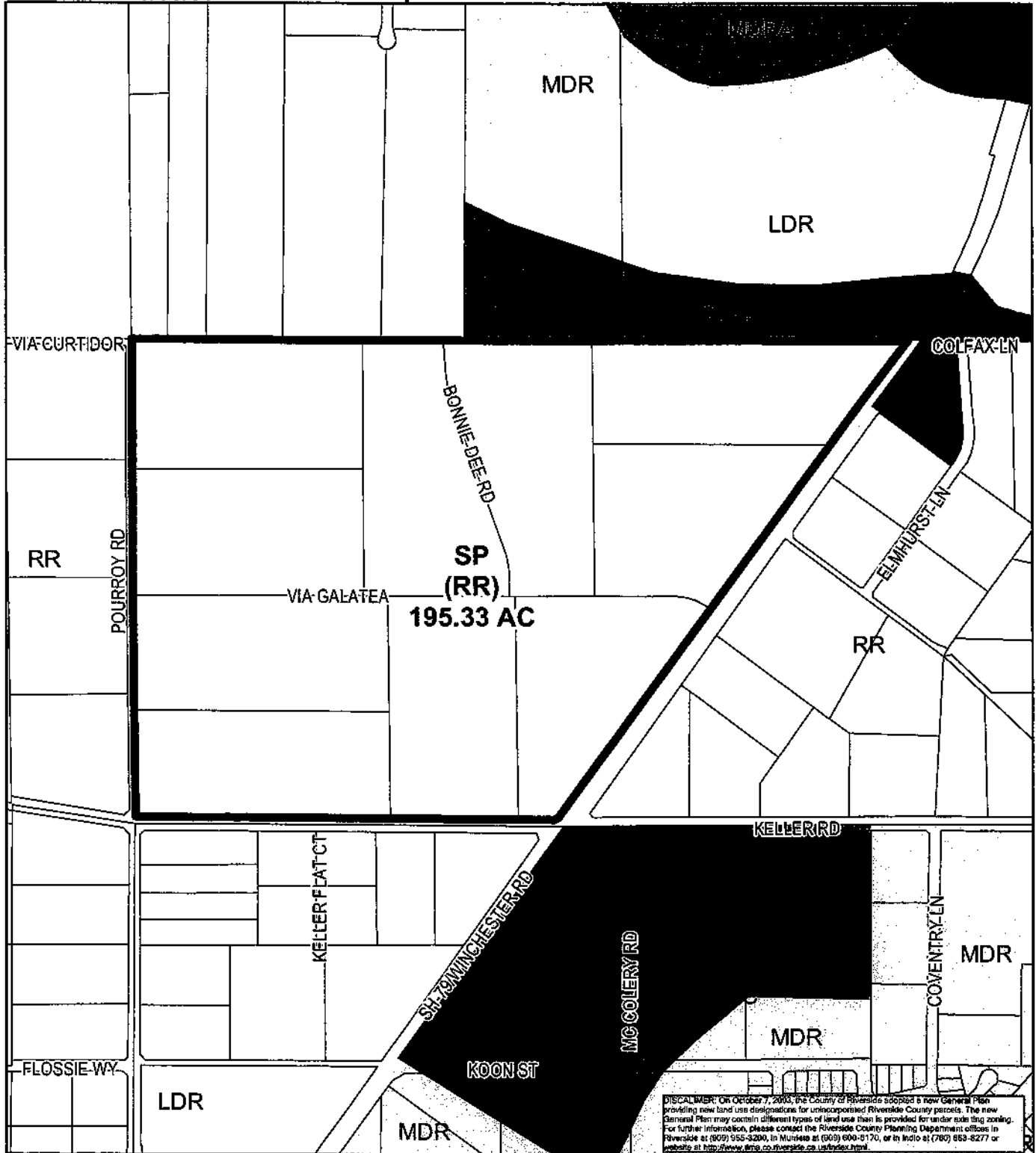
Comment that adoption of an order initiating proceedings for General Plan Amendment No. 951 from Rural: Rural Residential to Community Development: Specific Plan **would be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved.

Supervisor Stone  
District 3  
Date Drawn: 3/06/08

# GPA00951

## Proposed General Plan

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



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
Area: French Valley  
Township/Range: T6SR2W  
Section: 21



Assessors  
Bk.Pg. 472-11  
Thomas  
Bros. Pg. 899 E3





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 (909) 600-6170, or in Indio at (760) 953-8277 or visit us at <http://www.firm.ca/riverside.ca.us/ndocx.html>

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area  
 Plan: French Valley  
 Township/Range: T6SR2W  
 Section: 21



Assessors  
 Bk. Pg. 472-11  
 Thomas  
 Bros. Pg. 899 E3

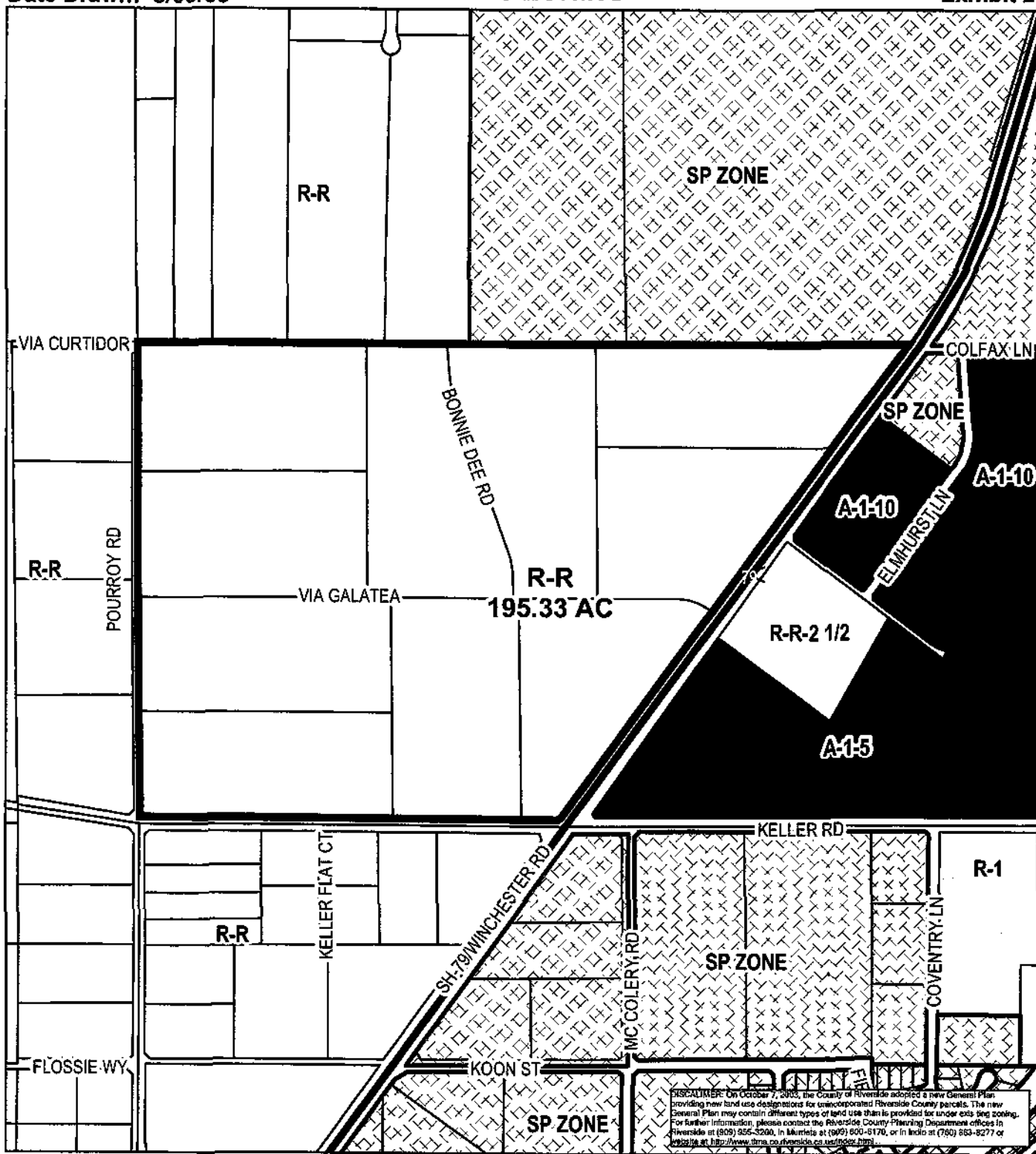


Supervisor Stone  
District 3  
Date Drawn: 3/06/08

# GPA00951

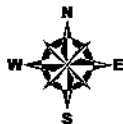
## EXISTING ZONING

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



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
Area: French Valley  
Township/Range: T6SR2W  
Section: 21



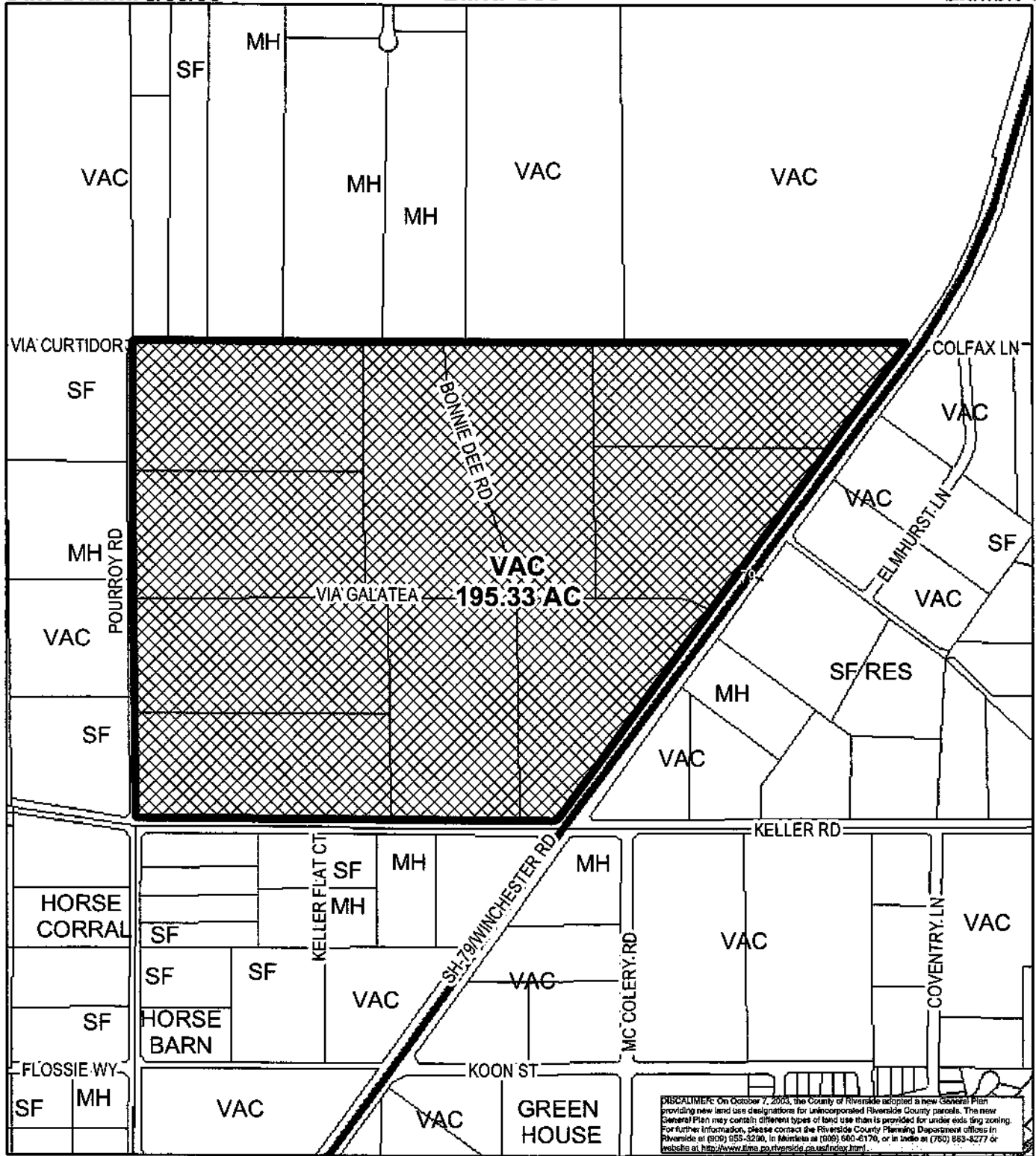
Assessors  
Bk. Pg. 472-11  
Thomas  
Bros. Pg. 899 E3



Supervisor Stone  
 District 3  
 Date Drawn: 3/06/08

**GPA00951**  
 Land Use

Planner: Amy Aldana  
 Date: 3/11/08  
 Exhibit 1



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 Area: French Valley  
 Township/Range: T6SR2W  
 Section : 21



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Supervisor Stone  
District 3

Date Drawn: 3/06/08

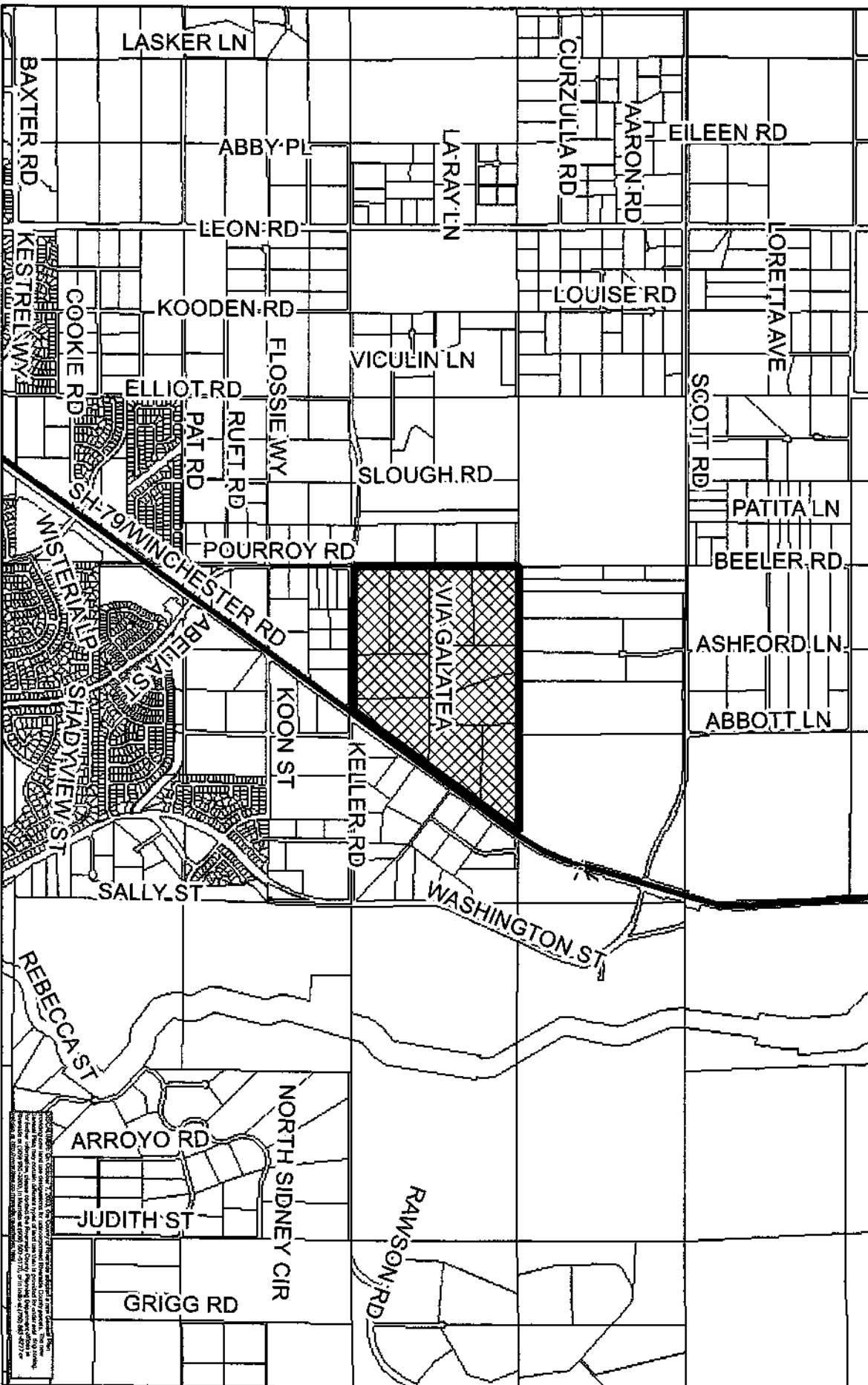
# GPA00951

## VICINITY MAP

Planner: Amy Aldana

Date: 3/11/08

VICINITY MAP



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: French Valley  
Area:

Township/Range: T6S/R2W

Section: 21

Assessors  
Bk. Pg. 472-11

Thomas  
Bros. Pg. 899 E3



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# **SUPPLEMENT TO GENERAL PLAN AMENDMENT APPLICATION FOUNDATION COMPONENT CHANGE**

## **I. JUSTIFICATION FOR AMENDMENT**

### **A. INTRODUCTION**

This document is an attachment to a General Plan Amendment application that includes a Foundation Component Change. The proposed General Plan Amendment would change the General Plan Amendment site's (henceforth, "the site") Foundation Component designation from Rural to Community Development and Open Space.

Approval of this General Plan Amendment would allow for development of the site with a cohesive, compatible combination of land uses, including Very Low Density Residential, Commercial Retail, Commercial Office, Commercial Tourist, Light Industrial, and Open Space - Conservation land uses. According to a market study prepared by The Concord Group, these land uses fulfill a regional need for medical office and entertainment land uses. These land uses also represent a logical extension of the Community Development land uses that exist in the site's immediate vicinity and along the Highway 79 corridor.

As required in the General Plan Amendment application, provided below is a justification of the proposed General Plan Amendment. To summarize, this justification includes:

- Logical circulation design enhancements that impact a key future intersection within the Harvest Valley/Winchester Area;
- Conveyance of approximately 51.0-acres to the MSCHP; and
- A cohesive Conceptual Land Use Plan that is compatible with the surrounding area and beneficial to residents of the Harvest Valley/Winchester Area.

### **B. GENERAL PLAN CIRCULATION ENHANCEMENTS**

The site is located within unincorporated Riverside County and is bound to the east by State Highway 79, to the west by Pourroy Road, and to the south by Keller Road. Under existing conditions, Pourroy Road and Keller Road are unpaved dirt roads. The total project acreage is approximately 195.33 acres.

The proposed land uses within this General Plan Amendment provide for the minor realignment of Keller Road, west of Pourroy Road and east of State Highway 79. Keller Road would be realigned in a manner that creates a ninety-degree intersection with State Highway 79, thereby increasing intersection efficiency and safety, while also conforming to transportation intersection standards. Keller Road, west of State Highway 79, would serve as the primary vehicular access point to the site, and no access points would be permitted from State Highway 79. Pourroy Road may also be utilized as a secondary access point to the site. The proposed General Plan Amendment and future implementing projects would create an efficient on-site circulation network, improve connectivity between the site and the surrounding area, and increase safety and efficiency at the intersection of Keller Road and State Highway 79.

### C. OPEN SPACE – CONSERVATION

The proposed General Plan Amendment would re-designate a portion of the site from Rural Residential to Open Space – Conservation. This area, which traverses the northern portion of the site, would create a visually-pleasing focal point for residents of the surrounding area and commuters on State Highway 79. The open space area would connect to existing open space to the north and west, thereby facilitating species mitigation in the area via Constrained Linkage 17 as outlined in the Multiple Species Habitat Conservation Plan (MSHCP). This approximately 51-acre area would be conveyed to the Western Riverside County Regional Conservation Authority (RCA) in order to maintain this important wildlife linkage in its natural condition.

### D. CONCEPTUAL LAND USE PLAN

The proposed General Plan Amendment Foundation Component Change from Rural to Community Development would designate a variety of land uses on site and allow for housing, shopping, medical services, offices, and job creation within the Harvest Valley/Winchester area. The land uses proposed by this General Plan Amendment include Very Low Density Residential, Commercial Retail, Commercial Office, Commercial Tourist, Light Industrial, and Open Space – Conservation. Specific development within implementing projects may include single-family homes, retail shops, a family entertainment center, a neighborhood commercial center, medical offices, a medical center, and office/flex space.

The land uses proposed as a part of this General Plan Amendment are a logical extension of the land uses in the surrounding vicinity. Residents of the Harvest Valley/Winchester Area would benefit from the addition of new employment and shopping opportunities, medical offices, and entertainment amenities within their immediate area. The approved Domenigoni-Barton Properties Specific Plan No. 310 lies just north and northeast of the site and provides for Community Development land uses, including various densities of residential, commercial, and community center uses. Several constructed communities, including Quinto Do Lago Specific Plan No. 284 (to the south), French Valley Specific Plan No. 312 (to the southwest), and Winchester 1800 Specific Plan No. 286 (to the southeast), are also located within close proximity to the site. These specific plans and other properties are within close proximity to the site also contain intensive Community Development land uses, including Medium Density Residential (to the southeast, southwest, and northeast), Medium High Density Residential (to the south), Very High Density Residential (to the southeast), Commercial Retail (to the southeast and northeast), and Commercial Tourist (to the northeast).

Furthermore, the site's convenient location at the intersection of State Highway 79 and Keller Road makes it ideally situated for Community Development land uses. The intersection of Keller Road and State Highway 79 possesses the potential to become a major focal point within the Harvest Valley/Winchester area of unincorporated Riverside County. Within the site, Commercial Retail and Commercial Tourist land uses, which may include a combination of shops, restaurants, a grocery store, and other family entertainment and residential-supporting retail uses, are planned to abut State Highway 79. These uses would serve the commercial shopping and entertainment needs of the local residents, as well as commuters utilizing State Highway 79.

The General Plan Amendment Application would also allow Commercial Office and Light Industrial land uses on the site. Commercial Office uses would be situated west of the Commercial Retail and Commercial Tourist land uses in order to provide those uses with maximum visual exposure to commuters on State Highway 79. Light Industrial land uses would be situated within a parcel of land

that is north of the site's southern boundary and south of realigned Keller Road. Pursuant to the proposed General Plan Amendment application, the Light Industrial land use would support office/flex space, including sales or customer-orientated offices that front Keller Road. Supporting warehouse/storage units may be located in the rear of the office uses. These land uses would also be a logical extension of the surrounding properties' Community Development land use designations, as the Commercial Office and Light Industrial land uses would provide employment opportunities for residents.

Very Low Density Residential land uses would occur on the western portion of the site, adjacent to Pourroy Road. This land use allows for a transition from the rural residential land uses that are designated west of the site. Homes within this land use designation would be separated from the Commercial Office and Light Industrial land uses by collector roads and landscaped buffers that may also feature passive recreational amenities, such as pedestrian paths or trails. The density range shall be 1 dwelling unit per acre, with a minimum lot size of 1 acre.

Lastly, as previously described, the land uses proposed by the General Plan Amendment Application includes Open Space – Conservation land uses. Specifically, an approximately 51.0-acre area that would be conveyed to the MSHCP. Combined with the open space areas located north of the project site, this area would serve as a contribution to Constrained Linkage 17.