

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

505B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 16, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 815 – (Entitlement/Policy Amendment) – Applicant: Rosetta Advisors – Engineer/Representative: T&B Planning- First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 FAR) and Community Center (CC) – Location: Easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road - 487.96 acres - Zoning: Rural Residential (R-R), Tourist Commercial (C-T), Scenic Highway Commercial (C-P-S), Mineral Resources and Related Manufacturing (M-R-A) - **REQUEST:** The General Plan Amendment proposes to change the land use designation of the site from Community Development: Light Industrial (CD:LI) (0.25 to 0.60 FAR) and Community Development: Community Center (CD:CC) to Specific Plan (SP), as well as amend the Temescal Canyon Area Plan (TCAP) Figure 4 "Policy Areas" to modify the language of the "Serrano Policy Area" to encompass the land use policies of "Specific Plan No. 353." - APN(s): 283-160-009, 283-170-012, 283-170-013, 283-170-014, 283-170-015, 283-170-021, 283-190-013, 283-190-014, 283-190-027, 283-200-008, 283-200-009, 283-200-010, 290-050-013, 290-050-003, 290-050-002, 290-060-006, 290-050-012, 290-060-016, 290-050-020, 290-050-023, 290-050-027, 290-050-028, 290-050-029 & 290-050-026. - Related Cases: N/A - Concurrent Cases: SP353, CZ7365, PM32885, EIR492

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

Ron Goldman
Planning Director

RG:db

(CONTINUED ON ATTACHED PAGE)

REVIEWED BY EXECUTIVE OFFICE

DATE 4/23/09

Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

15.1

APR 23 2009

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 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.

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Departmental Concurrence

Policy

Policy

Consent

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Dept't Recomm.:

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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: Temescal Canyon
Zoning Area: Glen Ivy
Supervisorial District: First
Project Planner: Project Planner
Planning Commission: April 15, 2009

General Plan Amendment No. 815
Entitlement/Policy Amendment
Applicant: Rosetta Advisors
Engineer/Representative: T & B Planning

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended initiation and the Planning Commission made the comments below. The Planning Director continues to recommend initiation. 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 the proposal was a good project that will add to the ability for those whom live in the Temescal Valley to find a job near their homes. Commissioner Roth also stated that the Open Space located along the Temescal Wash was a preferable land use designation for that area.

Commissioner John Snell:

Commissioner John Petty:

Commissioner Jim Porras:

Commissioner Jan Zappardo:

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Agenda Item No.: 6.4
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisorial District: First
Project Planner: Nicole Berumen
Planning Commission: April 15, 2009

General Plan Amendment No. 815
Entitlement/Policy Amendment
Applicant: Rosetta Advisors
Engineer/Representative: T&B Planning

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 815 proposes to amend the Riverside County General Plan Land Use Element from Community Development: Light Industrial (CD:LI) (0.25 -0.60 Floor to Area Ratio) and Community Development: Community Center (CD:CC) Land Used Designations to Specific Plan (SP), as well as amend the text of the Temescal Canyon Area Plan (TCAP) Figure 4 "Policy Areas" to modify the language of the "Serrano Policy Area" to encompass the land use policies of "Specific Plan No. 353."

The proposed Amendment is located in the Temescal Canyon Area Plan; more specifically, the project is located easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road.

BACKGROUND:

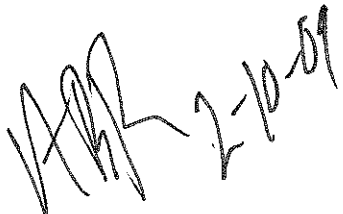
The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the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

Additionally, refer to the attached Worksheets 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 subject to the development review process and final CEQA determination. 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 that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 815 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings 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 in the General Plan.
- b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

- 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 finding per the General Plan Administrative element 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 change does not conflict with:

(1) The Riverside County Vision.

The proposed amendment would contribute to the fulfillment of the "Jobs and Economy" Fundamental Value stated in Chapter No. 2 entitled "Vision" of the General Plan.

Currently the Riverside County General Plan has designated the following land uses for the 465.87 acres located easterly of Interstate 15: Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor to Area Ratio) and Community Center (CC). The project proposes to change the land use designation from primarily industrial uses to Specific Plan [Industrial Park (326.57 acres), Commercial Office/Industrial Park (43.97 acres), Open Space: Conservation (OS:C) (48.77 acres) and Community/Retail Center (18.32 acres)] as shown on the proposed specific plan exhibit, see attached. This mixture of land uses has the potential to create 7,800 full time job opportunities within this area of the County, therefore implementing the creation of a jobs/housing balance.

(2) Any General Plan Principle.

Given Staff's review, it is possible that proposed project, including the General Plan Amendment and the Specific Plan Amendment, which proposes land use designation and General Plan policy modifications could satisfy each of the General Plan Principals and Policies.

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

The amendment proposes to change the land use designation for 465.87 acres to the east of Interstate 15. The 465.87 acres is currently designated Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor to Area Ratio) and Community Center (CC) and proposes a change to Specific Plan (SP). The foundation component Community Development (CD) will remain undisturbed therefore there will be no conflict with any foundation component designation.

Second Required Finding: The second General Plan Administrative Element 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 proposed General Plan Amendment would provide for 465.87 acres of land primarily for the use of jobs that would be based in the commercial, industrial and office sectors of the economy. The proposed General Plan Amendment is located within the boundaries of the Serrano Policy Area. Temescal Canyon Area Plan (TCAP) Policy 4.1 explains that the Serrano Policy Area be designed and developed as one specific plan of land use. The proposed General Plan Amendment would change the land use to from its current designation to Specific Plan, thus achieving the intent of TCAP 4.1.

Third Required Finding: In addition to the two, 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:

"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."

The General Plan Amendment is located within the Serrano Policy Area which requires that the area be designed and developed as one specific plan of land use (TCAP 4.1). The General Plan Amendment in conjunction with the proposed Specific Plan (SP353) currently under review would allow for this Job Center to be developed with the potential to create 7,800 full time permanent jobs as well as an estimated \$100,000,000 in taxable sales. Without the General Plan Amendment to allow for the change in land use to Specific Plan, the area would remain un-developed because TCAP 4.1 requires a specific plan for development of the Serrano Policy Area. A general plan amendment is required to expand basic employment opportunities in the Temescal Canyon area and would improve the ratio of jobs to workers in the County.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|--|
| 1. General Plan Land Use (Ex. #5): | Community Development: Light Industrial (CD:LI) (0.25 to 0.60 floor to area ratio) and Community Center (CC) |
| 2. Proposed General Plan Land Use: | Specific Plan (Industrial Park (326.57 acres), Commercial Office/Industrial Park (43.97 acres), Open Space: Conservation (OS:C) (48.77 acres) and Community/Retail Center (18.32 acres)) |
| 3. Existing Zoning (Ex. #2): | Rural Residential (R-R), Scenic Highway Commercial (C-P-S), Commercial Tourist (C-T) and Mineral Resources and Related Manufacturing (M-R-A) |
| 4. Surrounding Zoning (Ex. #2): | Mineral Resources and Related Manufacturing (M-R-A), Medium Manufacturing (M-M) to the north, Mineral Resources and Related Manufacturing (M-R-A) and Watercourse, Watershed and Conservation Area (W-1) to the east, Manufacturing Service Commercial (M-SC) to the south, and Commercial Tourist (C-T), One Family Dwellings (R-1) and Scenic Highway Commercial (C-P-S) to the west |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Industrial buildings to the north, single family residential and vacant land to the east, railroad tracks and vacant land to the south, and vacant land, Interstate 15, and single family residences to the west. |
| 7. Project Data: | Total Acreage: 465.87 |
-

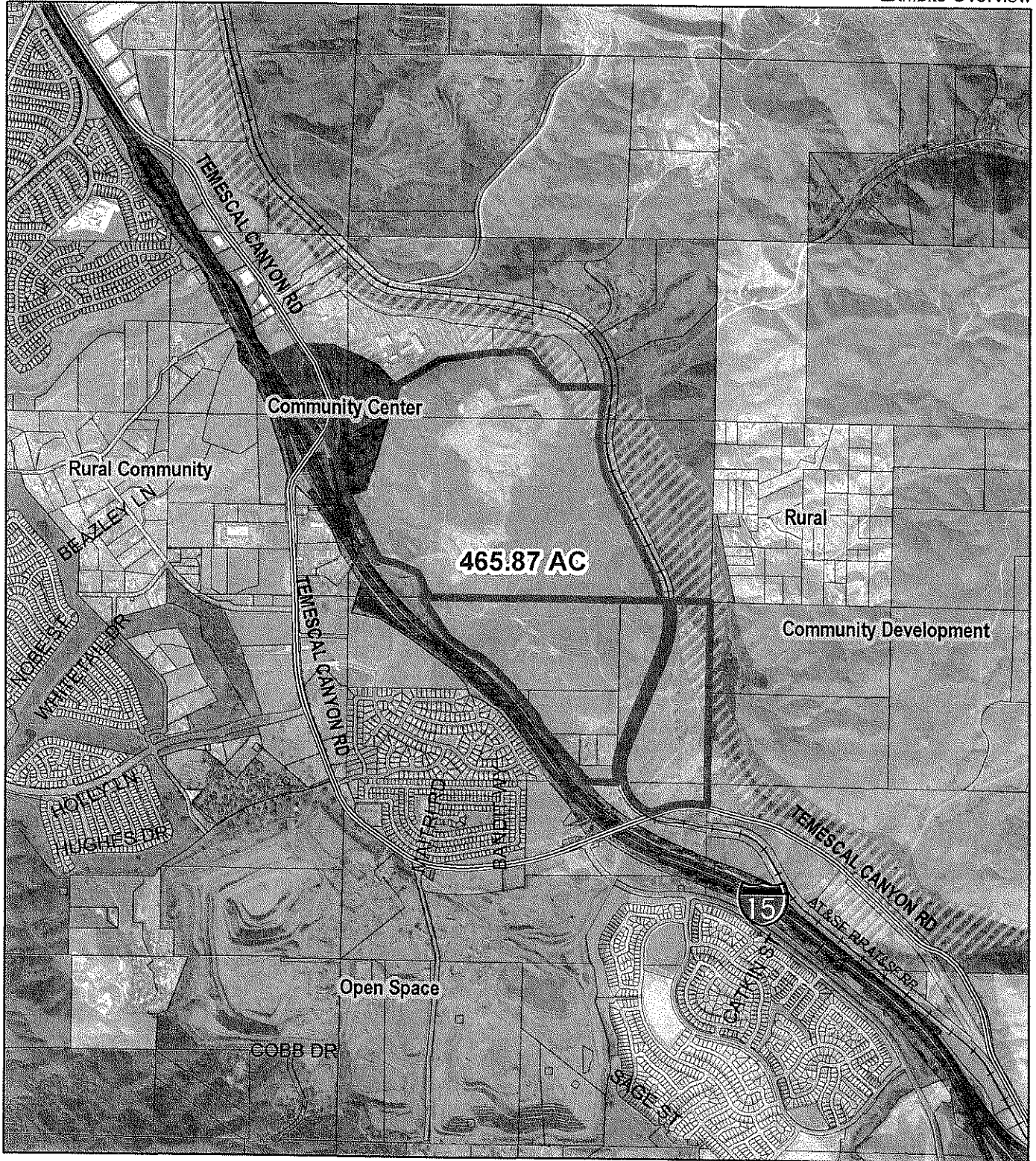
RECOMMENDATIONS:

Staff 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. 815. 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. An Agricultural Preserve,
 - b. An Airport Influence Area, or
 - c. Ord. No. 655 Mount Palomar Lighting Influence Area.
3. The project site is located within:
 - a. A MSHCP Criteria Area, Cell Groups F, G and H , Cell Numbers: 3035, 3036, 3039, 3142, 3245
 - b. Partially within the El Cerrito/Temescal Canyon Redevelopment Area;
 - c. A High Fire Area;
 - d. The City of Corona Sphere of Influence;
 - e. The Community of Glen Ivy Hot Springs;
 - f. The Serrano Policy Area;
 - g. ½ mile of a Fault Zone;
 - h. Partially within a flood zone;
 - i. Ord. No. 663.10 Stephen's Kangaroo Rat Fee Area; and,
4. The subject site is currently designated as Assessor's Parcel Numbers: 283-200-008, 283-190-027, 283-180-001, 283-190-014, 283-190-013, 283-170-021, 283-170-015, 283-170-014, 283-170-013, 283-170-012, 283-170-010, 283-200-010, and 283-200-009

DEVELOPMENT OPPORTUNITY

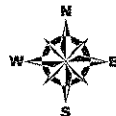


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Glen Ivy
Plan:

Township/Range: T4SR6W T5SR6W

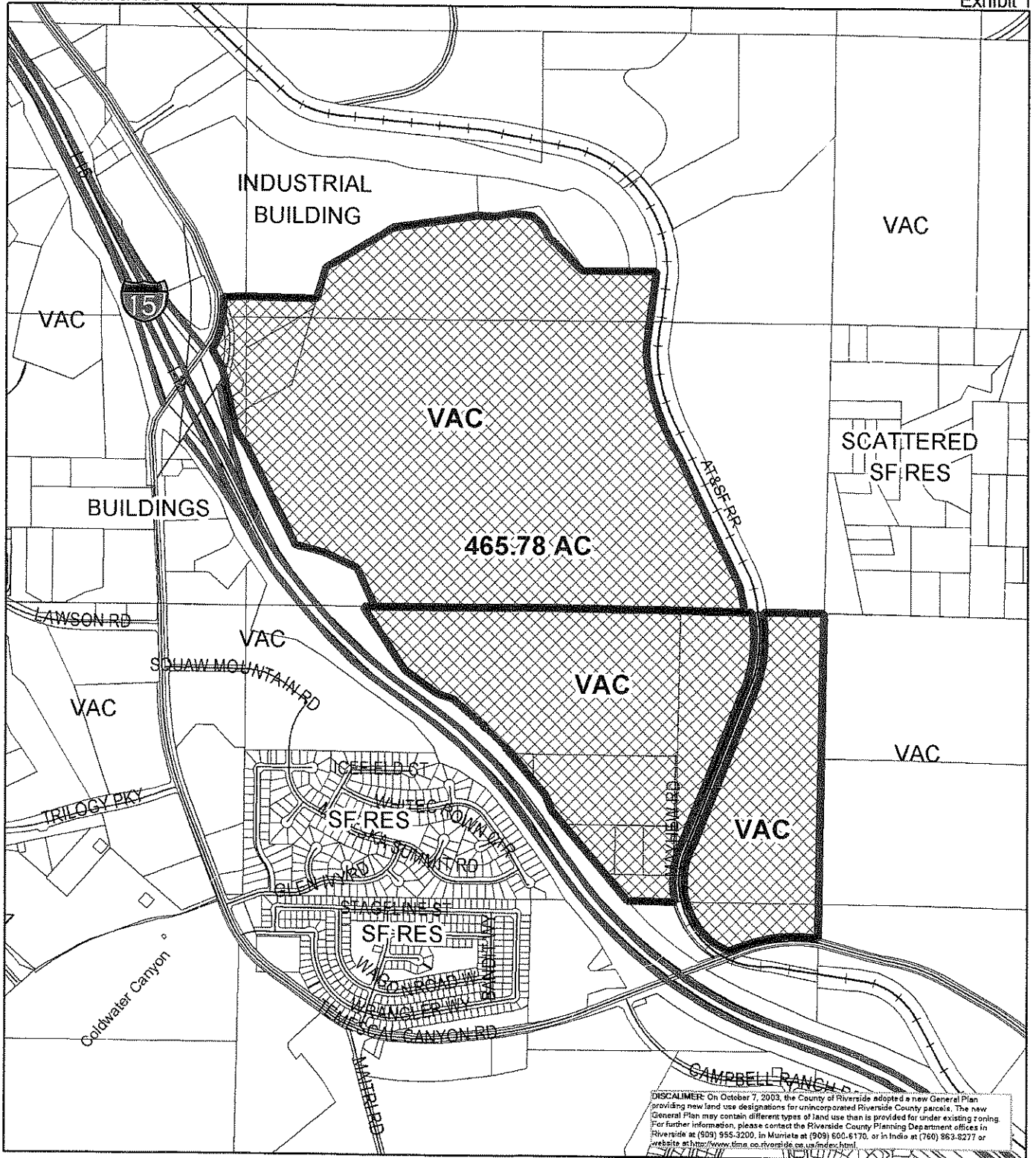
SECTION: 35 & 2



ASSESSORS

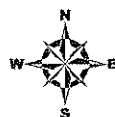
BK. PG. 283-16,17,19,20
290-50,60

THOMAS 804 E5
BROS.PG



RIVERSIDE COUNTY PLANNING DEPARTMENT

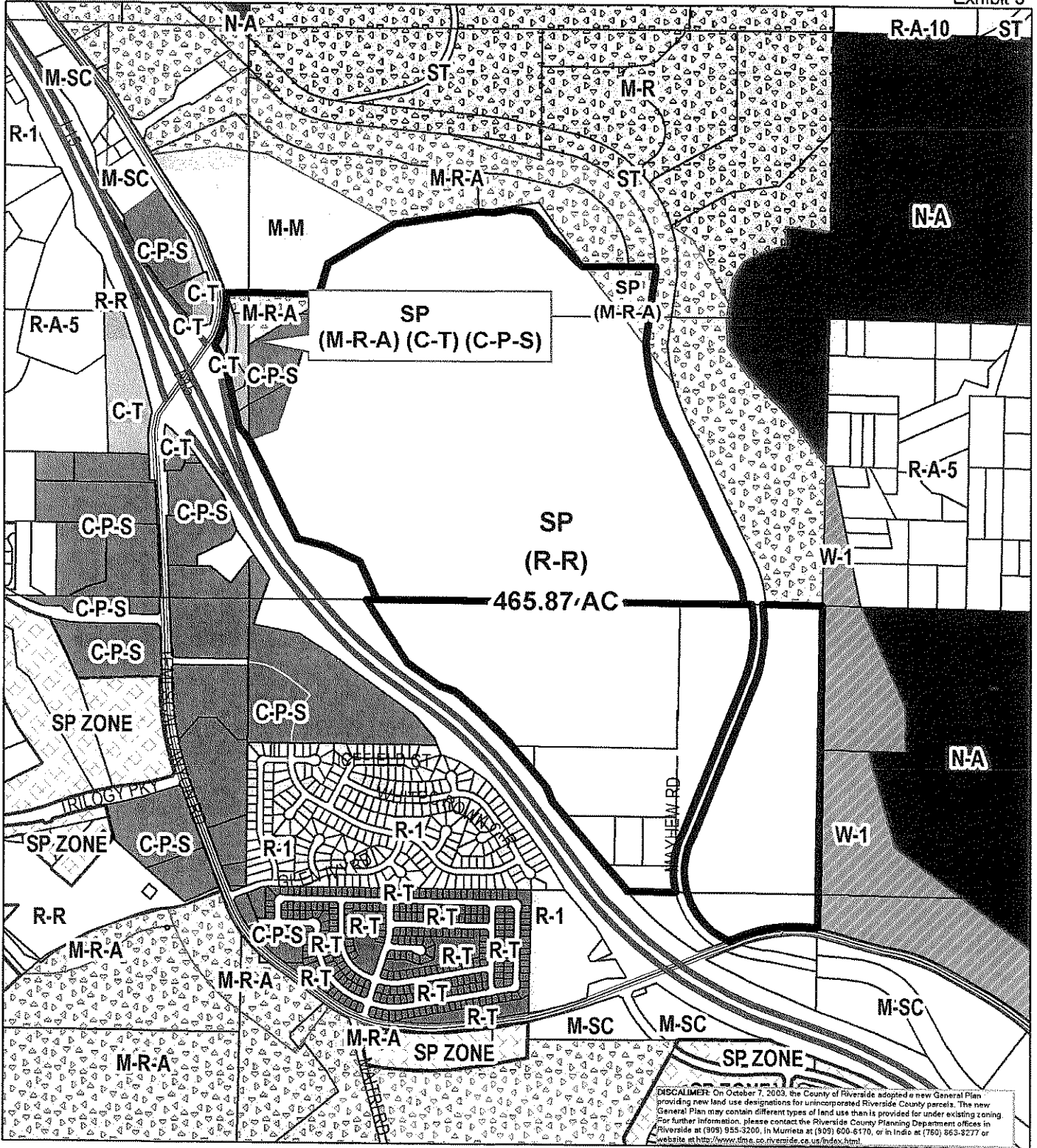
Zone
Area: **Glen Ivy**
Township/Range: T4SR6W
Section : 35 & 2



ASSESSORS
BK. PG. 283-16,17,19,20
290-50,60
THOMAS
BROS.PG 804 E5

DATE DRAWN: 9/15/06

PROPOSED ZONING

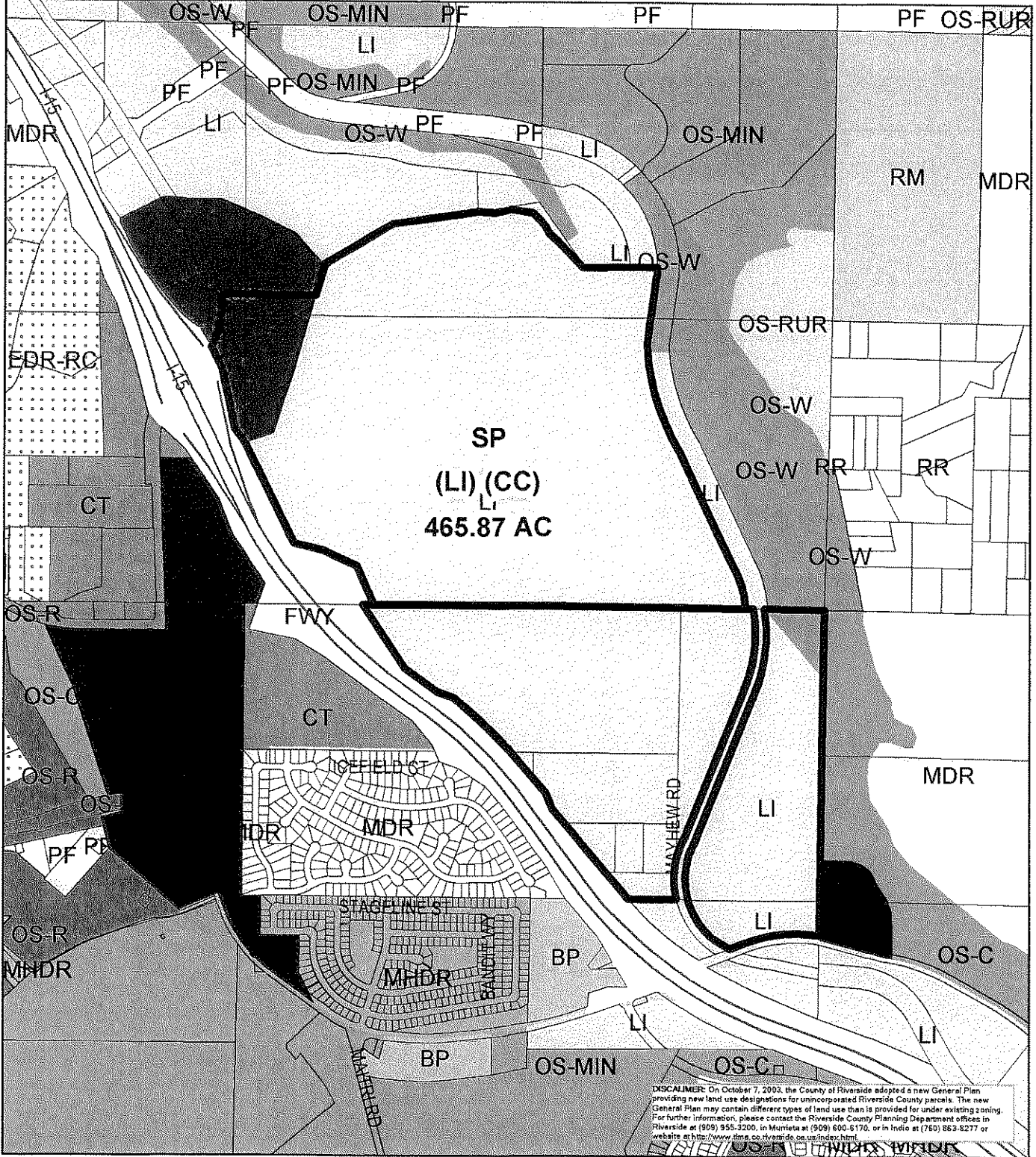


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: **Glen Ivy**
Township/Range: T4SR6W T5SR6W
Section : 35 & 2



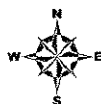
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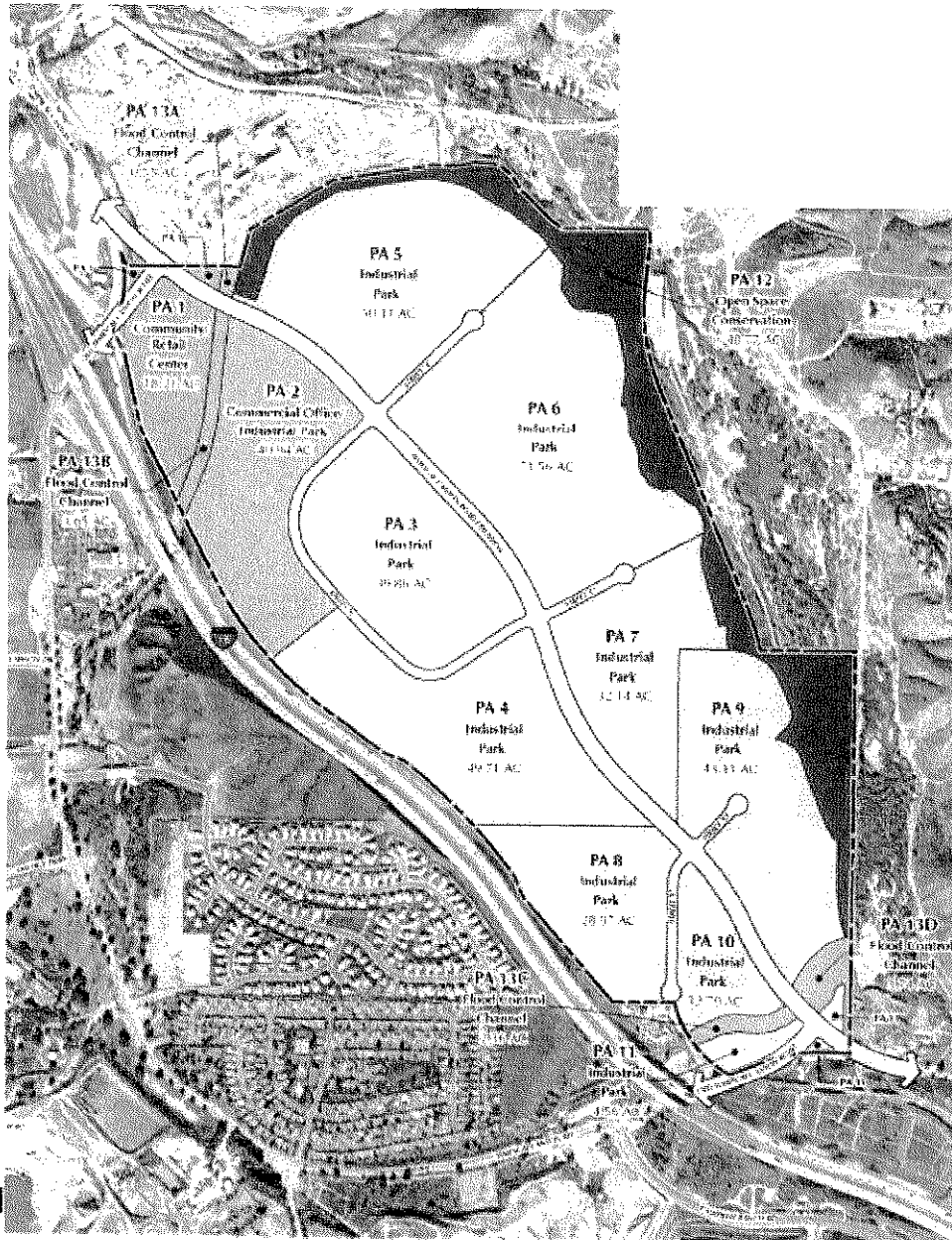
Zone Area: **Glen Ivy**

Township/Range: **T4SR6W T5SR6W**
 Section: **35 & 2**



ASSESSORS
 BK. PG. **283-16,17,19,20**
 290-50,60
 THOMAS
 BROS.PG **804 E5**

Figure 2
Site Plan



ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA 815 Supervisorial District: First Existing Zoning: Rural Residential (R-R), Scenic Highway Commercial (C-P-S), Commercial Tourist (C-T), and Mineral Resources and Related Manufacturing (M-R-A)

Area Plan: Temescal Canyon Acreage: 465.87

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development (CD)

Existing General Plan Land Use Designation: Light Industrial (LI) (0.25 to 0.60 Floor to Area Ratio) and Community Center (C-C)

Existing Policy Area(s) or Overlay(s): Serrano Policy Area

Existing Map(s) of Issue (cite GP figure # and page #): TCAP Figure 4, "Policy Areas" page 31

Existing Text of Issue (cite GP page #, plus policy #, if applicable): TCAP Table 3, "Adopted Specific Plans in the Temescal Canyon Area Plan" page 29, Policy Areas- Serrano page 25.

PROPOSED GENERAL PLAN CHANGES

(For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Community Development & Open Space

Proposed General Plan Land Use Designation: Specific Plan (SP)

Proposed Change to Policy Area or Overlay: Change the name of the Serrano Policy Area to Specific Plan No. 353

Proposed Change to Map (cite GP map name): TCAP Figure 4, "Policy Areas" page 31, Modify the map to reflect the boundaries of Specific Plan No. 353

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): Change the name of the Serrano policy area from "Serrano" to "Specific Plan No. 353".

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell	X		Cell Groups F, G and H , Cell Numbers: 3035, 3036, 3039, 3142, 3245
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 ½ Mile	X		Within a half mile of the Elsinore Fault, Glen Ivy North Fault and an Unnamed Fault in the Elsinore Fault Zone
Liquefaction Potential; Subsidence	X		Very low to low susceptibility for liquefaction; susceptible to subsidence.
High Fire Area	X		
Code Compliant		X	
MSHCP Conserved Land	X		48.77 acres of land will be conserved on site as MSHCP conserved land
Access / Alternate Access Issues		X	
Water / Sewer Issues		X	
City Sphere of Influence	X		Corona
Proposed Annexation/Incorporation Area		X	

* OTHER ISSUES:		
<i>Item</i>	<i>Policy</i>	<i>Discussion</i>

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:

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