

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

705B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 16, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. NO. 909 – Foundation-Regular– Applicant: Patrick Hsu – Engineer/Representative: Patrick Hsu - Fifth Supervisorial District – Good Hope Zoning District - Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Ac. min.) within the Rural Village Study Area Overlay – Location: Northwest of highway 74, south of Mapes Rd., and west of Theda St. - Zoning: Rural Residential (R-R), and General Commercial (C-1/C-P)- **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the propose site from “Rural Community” to “Community Development” and to amend the General Plan land use designation of the proposed site of “Very Low Density Residential” (RC-VLDR) (1 Ac. min.) to “Light Industrial” (LI) (0.25-0.60 Floor Area Ratio) – APN(s): 345-080-041, 345-080-063, 345-080-064, 345-080-067, 345-080-068, 345-080-070, 345-080-071, 345-080-072

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

Ron Goldman
Planning Director

RG:PN

REVIEWED BY EXECUTIVE OFFICE

DATE 5/11/09 TMC

Tina Grande
Departmental Concurrence

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

APPROVED AND FORWARDED:
PLANNING DIRECTOR

Prev. Agn. Ref.

District: Fifth

Agenda Number:

15.6

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.: 6.1
Area Plan: Mead Valley
Zoning District: Good Hope
Supervisorial District: Fifth
Project Planner: Phayvanh Nanthavongdouangsy
Planning Commission: April 15, 2009

General Plan Amendment No. 909
Applicant: Patrick Hsu
Engineer/Representative: Patrick Hsu

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 GPA00909 to amend the proposed site's General Plan Foundation Component of "Rural Community" to "Community Development"; also to amend the Land Use Designation of "Very Low Density Residential" (RC-VLDR) to "Light Industrial" (LI). 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: The applicant may want to consider re-routing Theda St to go through the middle of the project to create a 90 degree angle with Highway 74.

Commissioner John Snell: No comment

Commissioner John Petty: No comment

Commissioner Jim Porras: No comment

Commissioner Jan Zuppardo: Commissioner Zuppardo agreed with staff that initiation would be appropriate.

Agenda Item No.: 6.1
Area Plan: Mead Valley
Zoning Area: Good Hope
Supervisorial District: Fifth
Project Planner: Phayvanh Nanthavongdouangsy
Planning Commission: April 15, 2009

General Plan Amendment No. 909
(Foundation – Regular)
E.A. Number: N/A
Applicant: Patrick Hsu
Engineer/Rep.: Patrick Hsu

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component of “Rural” to “Community Development” and to amend the Land Use Designation of “Very Low Density Residential” (RC-VLDR) (1 Acre Minimum) to “Commercial Retail” (CR) (0.20-0.35 Floor Area Ratio) for eight contiguous parcels consisting of approximately nine acres within the Rural Village Study Area. The project is located northwesterly of State Route 74, southerly of Mapes Rd., and westerly of Theda St.

POTENTIAL ISSUES:

The subject parcels are located at the southern most tip of the Good Hope Rural Village Study Area (RVSA), immediately north of the Highway 74 Goodhope Policy Area. The Goodhope RVSA and other RVSAs, as well as Rural Village Overlays (RVO) are being examined as part of the 2008 General Plan 5-year Update process by the County.

An initial analysis of the Goodhope RVSA indicated that this area is appropriate for higher density and intensity development. The proposed GPA909 amendment is in accordance to the findings of Staff’s analysis and also with the following policy concerning the Good Hope RVSA and the Highway 74 Good Hope Policy Area:

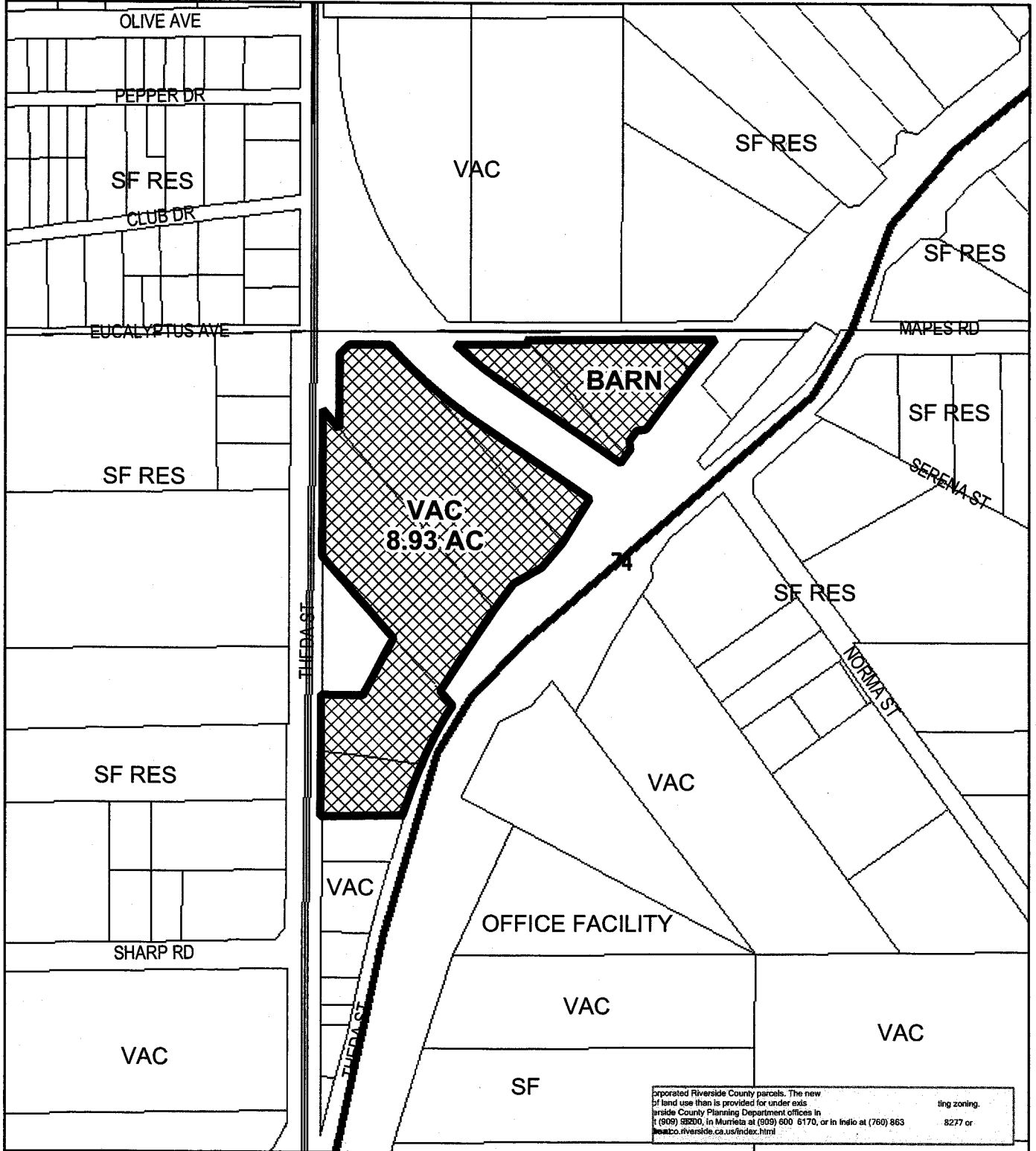
MVAP 3.1 Commercial uses, small-scale industrial uses (including mini-storage facilities), and residential uses at densities higher than those levels depicted on the Area Plan may be approved within the Rural Village Overlay Study Area for Good Hope. Additionally, existing commercial and industrial uses may be relocated to this Rural Village Overlay Study Area as necessary in conjunction with the widening of State Highway Route 74.

MVAP 4.1 Existing Commercial and industrial uses may be relocated to any location within the Highway 74 Good Hope Policy Area, the Highway 74 Perris Policy Area, or the Rural Village Overlay Policy Area, as necessary in conjunction with the widening of State Highway Route 74.

RECOMMENDATIONS:

Comments that an adoption of an order initiating proceedings for GPA00909 to amend the General Plan Foundation Component of “Rural Community” to “Community Development”; also to amend the Land Use Designation of “Very Low Density Residential” (RC-VLDR) to “Light Industrial” **would be appropriate at this time**. The adoption of such an order does not imply that the proposed GPA will be approved.

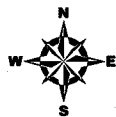
The project site is currently designated as Assessor’s Parcel Number 345-080-041, 345-080-063, 345-080-064, 345-080-067, 345-080-068, 345-080-070, 345-080-071, and 345-080-072.



incorporated Riverside County parcels. The new
of land use than is provided for under exist
Riverside County Planning Department offices in
(909) 982000, in Murrieta at (909) 600 6170, or in Indio at (760) 863 8277 or
hearts.riverside.ca.us/index.html

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Good Hope
Township/Range: T5SR4W
Section : 11



Assessors
Bk. Pg. 345-08
Thomas
Bros. Pg. 807 B7

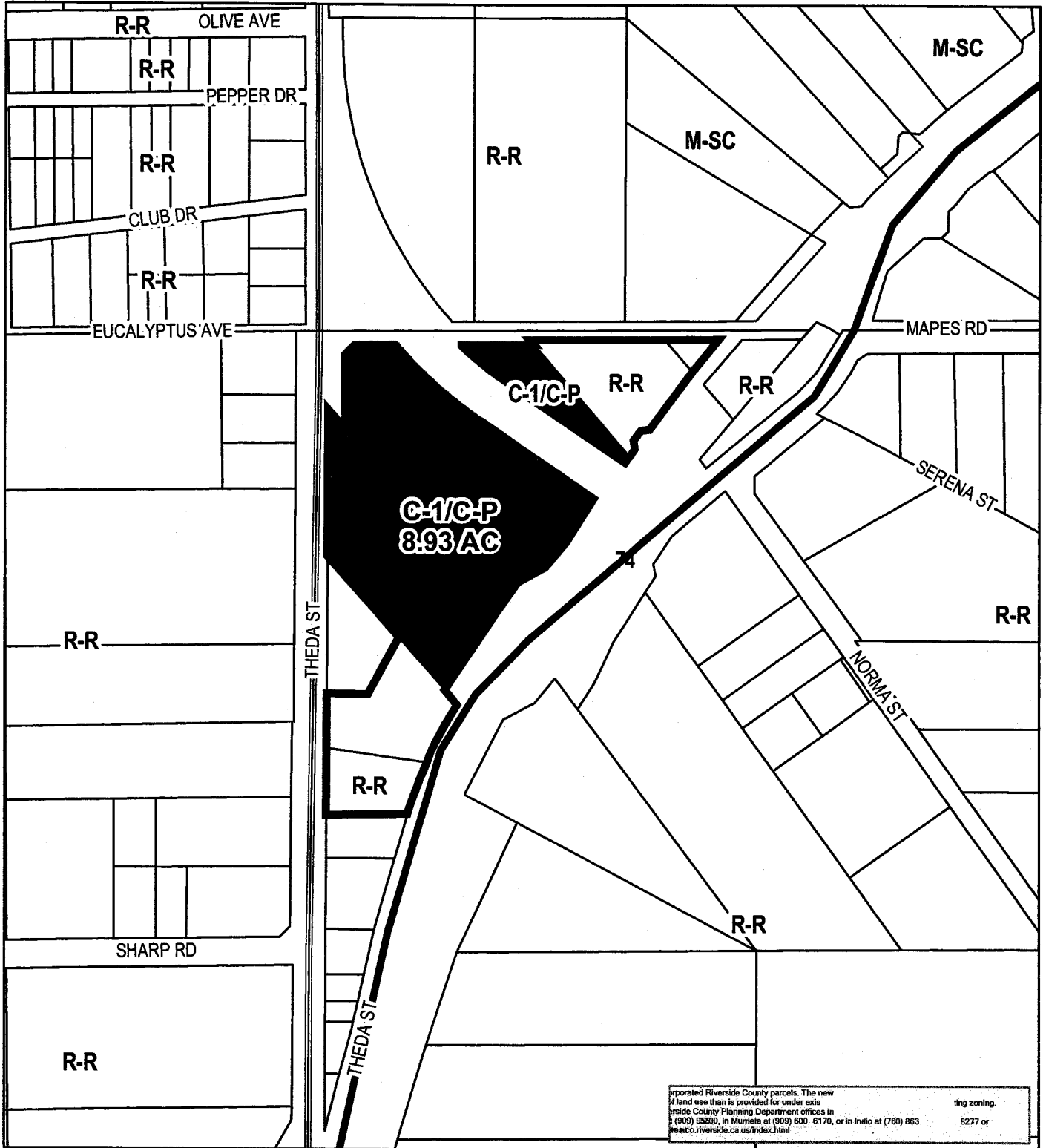


Supervisor Ashley
District 5
Date Drawn: 2/04/08

GPA00909

EXISTING ZONING

Planner: P. Nanthavongdouangsy
Exhibit 2



incorporated Riverside County parcels. The new
of land use than is provided for under exist
Riverside County Planning Department offices in
1 (909) 333200, in Murietta at (909) 500-6170, or in Indio at (760) 863-8277 or
www.sco.riverside.ca.us/index.html

Zone
Area: Good Hope
Township/Range: T5SR4W
Section : 11

RIVERSIDE COUNTY PLANNING DEPARTMENT

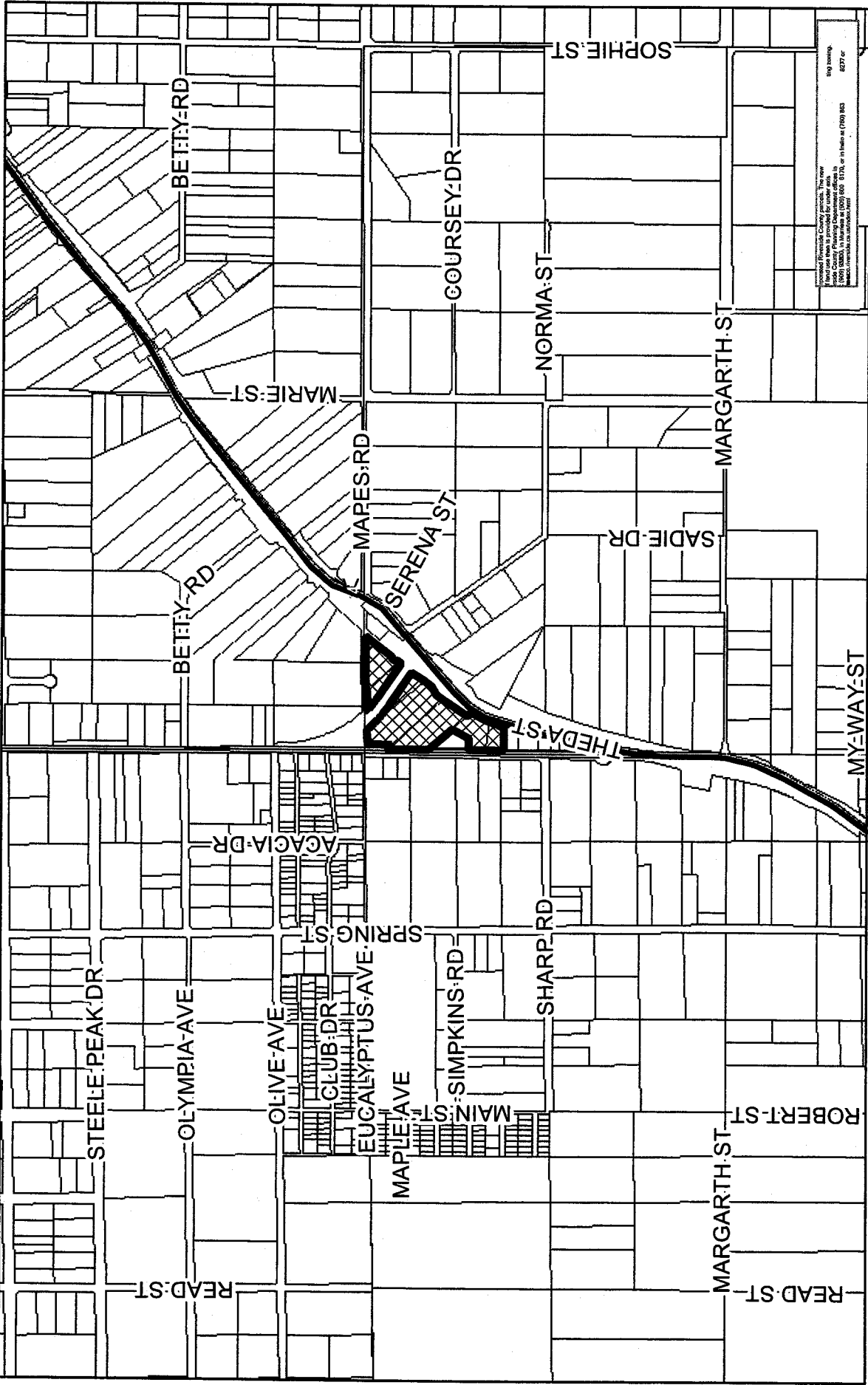
Assessors
Bk. Pg. 345-08
Thomas
Bros. Pg. 807 B7



Supervisor Ashley
District 5
Date Drawn: 2/04/08

GPA00909 VICINITY MAP

Planner: P. Nanthavongdouangsy
VICINITY MAP



Map prepared by the Riverside County Planning Department. The new Riverside County Planning Department office is located at 1775 W. Lincoln St., Suite 100, Riverside, CA 92503. Phone: (951) 940-1171. Fax: (951) 940-1172. Website: www.riverside.ca.gov/planning

Zone
Area: Good Hope
Township/Range: T5SR4W
Section : 11

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 345-08
Thomas
Bros. Pg. 807 B7



DEVELOPMENT OPPORTUNITY



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) 863-8277 or website at <http://www.lima.co.riverside.ca.us/index.html>

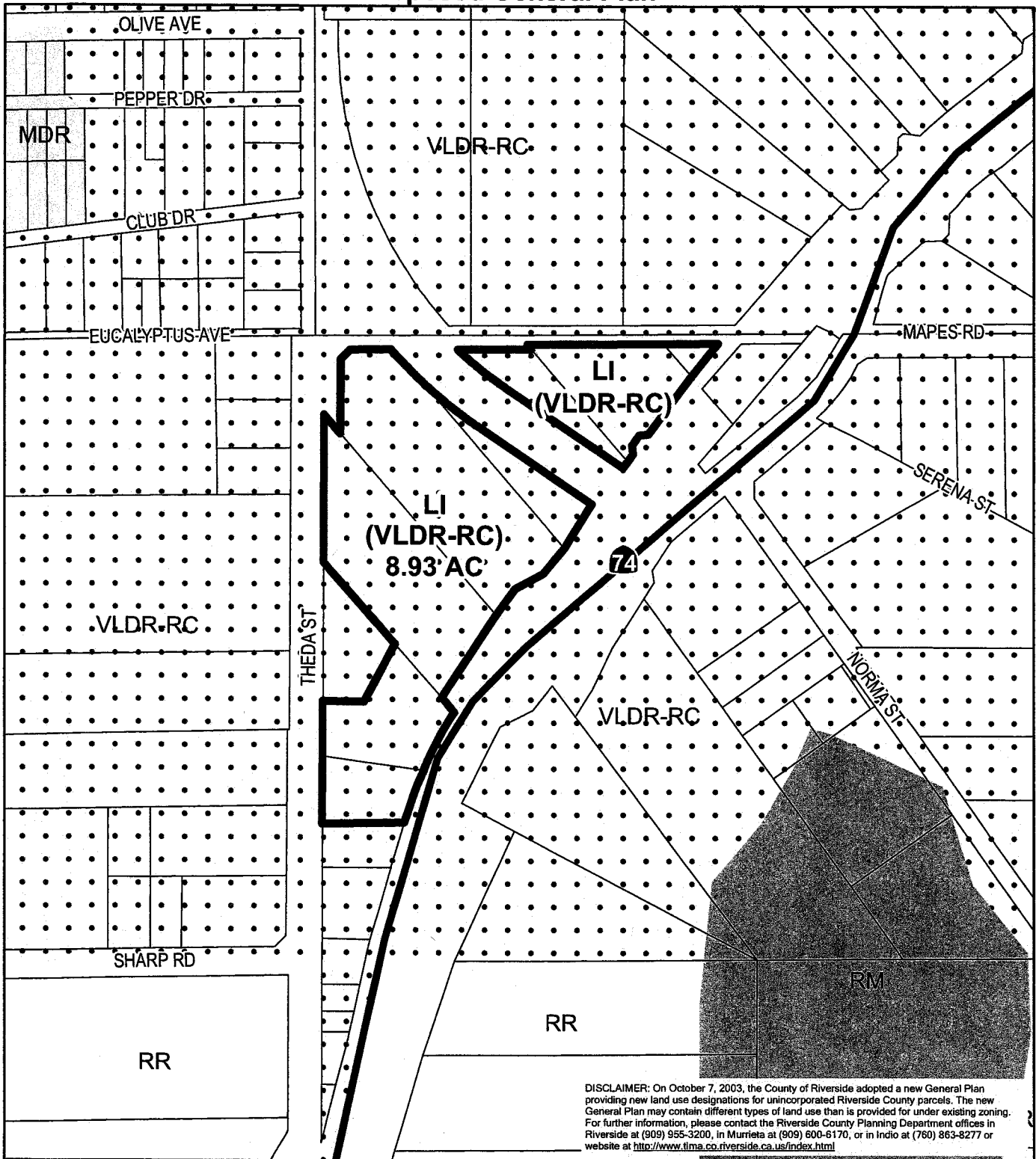
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
 Plan: Good Hope
 Township/Range: T5SR4W
 Section: 11



Assessors
 Bk. Pg. 345-08
 Thomas
 Bros. Pg. 807 B7

Proposed General Plan



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Mead Valley
Township/Range: T5SR4W
Section: 11



Assessors
Bk.Pg. 345-08
Thomas
Bros. Pg. 807 B7

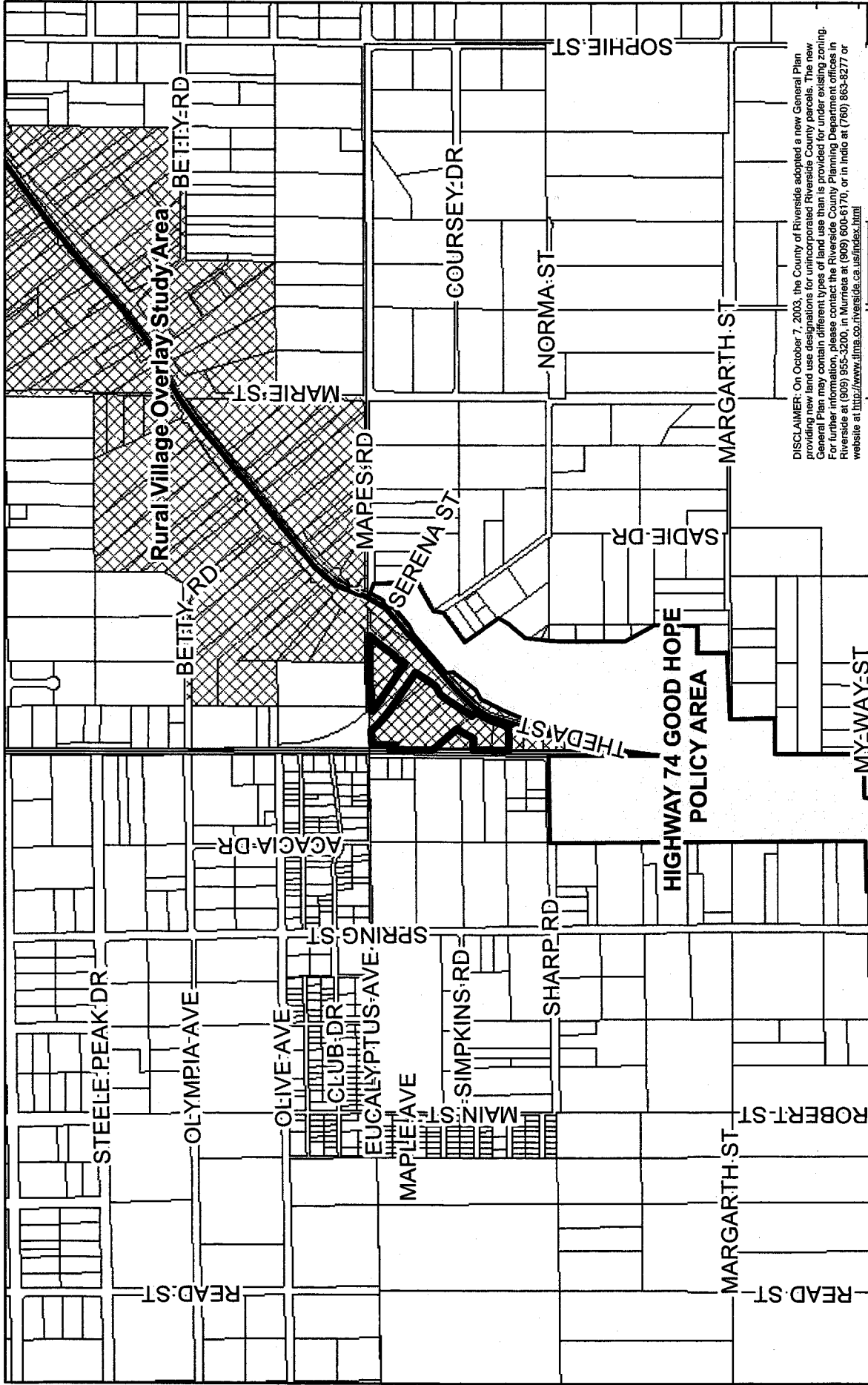
Supervisor Ashley
District 5

Date Drawn: 11/17/08

GPA00909

POLICY/OVERLAY AREAS

Planner: P. Nanthavongdouangsy
Date: 12/3/08
Exhibit 8



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) 863-8277 or website at <http://www.ltrm.co.riverside.ca.us/index.html>

Area
Plan: Mead Valley
Township/Range: T5SR4W
Section : 11

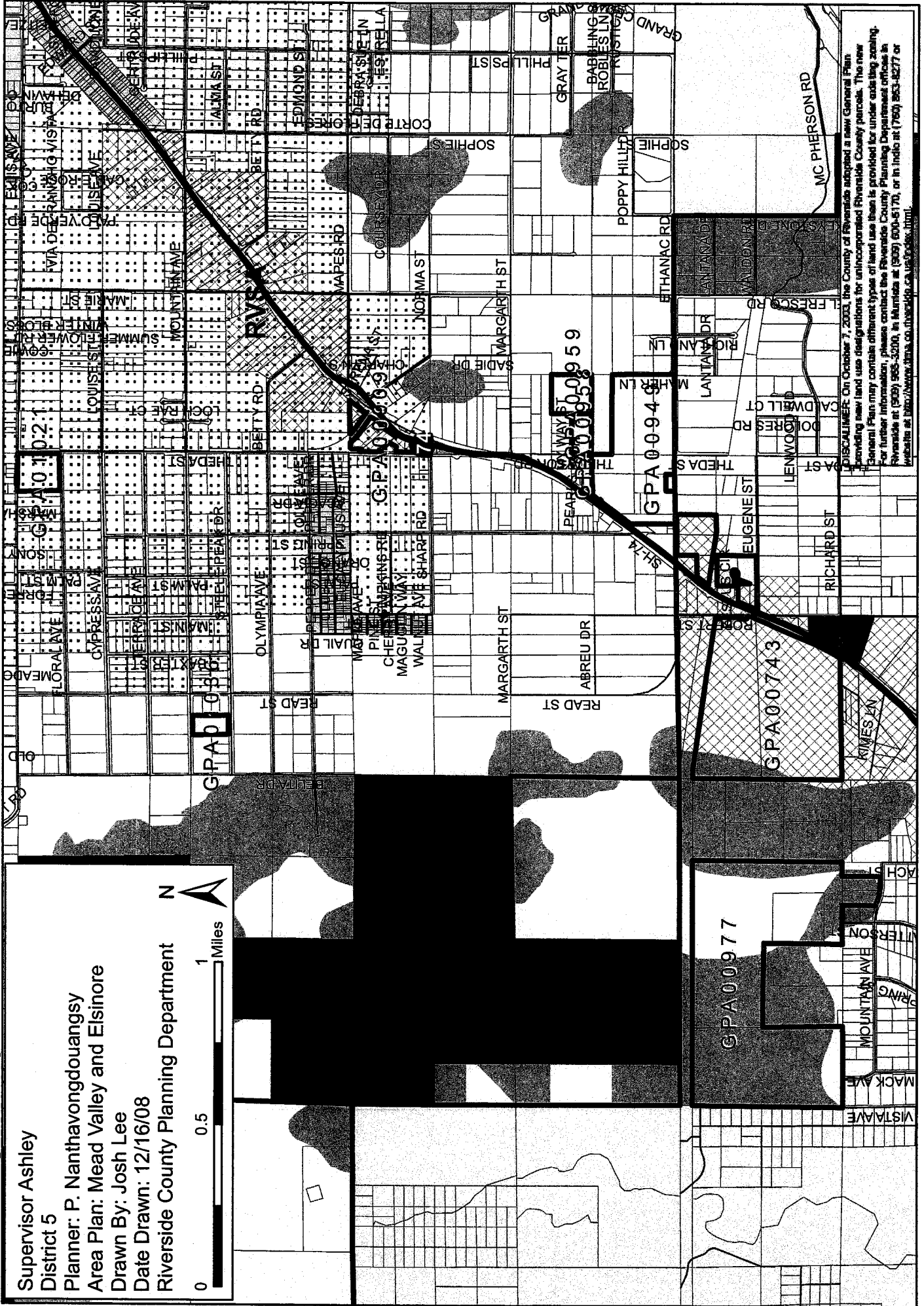
RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 345-08
Thomas
Bros. Pg. 807 B7



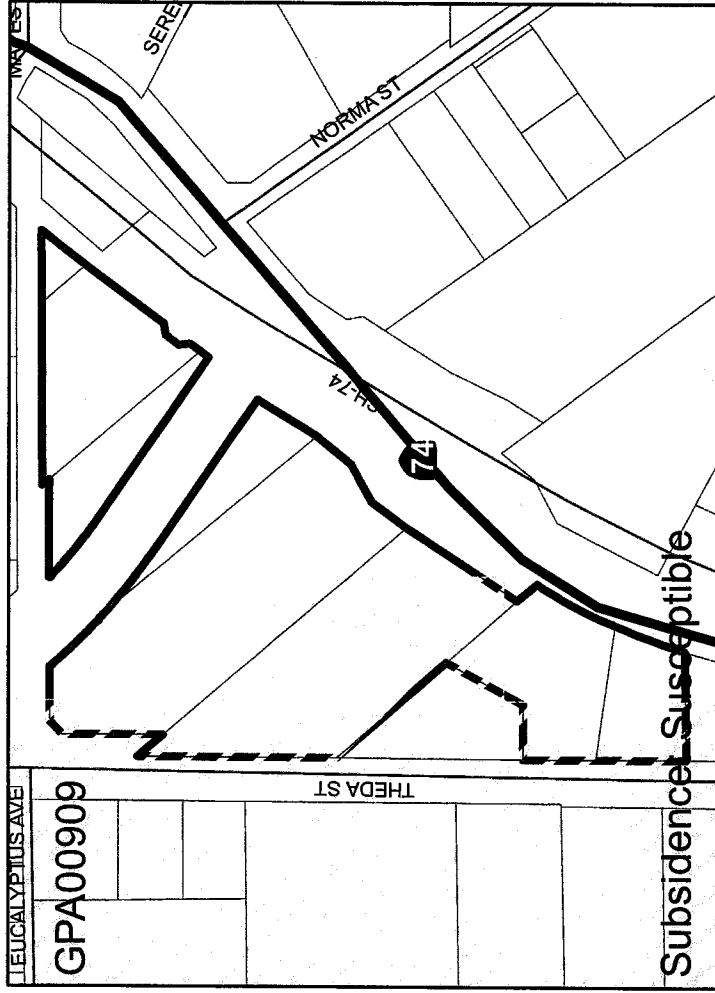
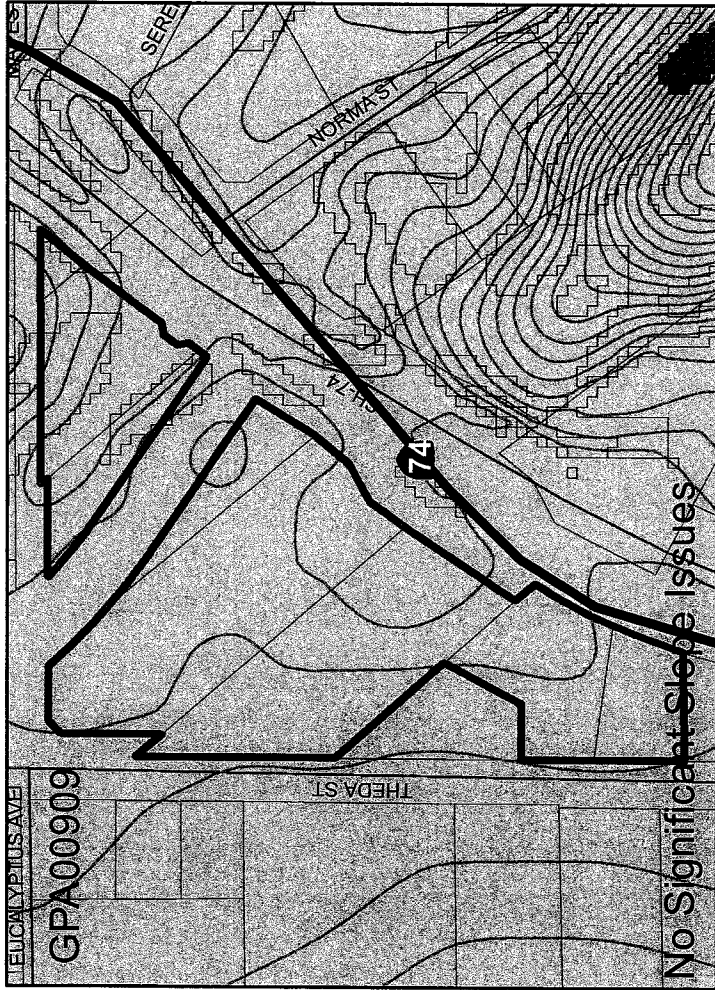
APPLIED GENERAL PLAN AMENDMENTS: Rural Village Study Area

Supervisor Ashley
 District 5
 Planner: P. Nanthavongdouangsy
 Area Plan: Mead Valley and Elsinore
 Drawn By: Josh Lee
 Date Drawn: 12/16/08
 Riverside County Planning Department



LEGAL NOTE: 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 office in Riverside at (951) 955-3200, in Murietta at (951) 600-5170, or in Indio at (760) 953-8277 or website at <http://www.planning.org/planning.ca.gov/plan.htm>.

GPA00909: Potential Issues



Supervisor: Ashley (District 5)
Acres: 8.93 AC
Planner: P. Nanthavongdouangsy
Area Plan: Mead Valley
Drawn By: Josh Lee
Date Drawn: 12/16/08
Riverside County Planning Department

Not Located in MS HCP Criteria Cell

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) 955-3300, in Murrieta at (951) 800-6170, or in Indio at (760) 853-8277 or website at <http://www.ci.riverside.ca.us/index.html>.

0 250 500 1,000 Feet

N

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



April 13, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

**RE: Items 6.0 and 8.0, General Plan Amendment Initiation Proceedings
(March 15, 2009)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals. While we are encouraged by many rigorous recommendations from staff, we respectfully disagree on others.

Item 6.1, GPA 909 (Mead Valley)

Disagree with staff recommendation. This site is part of the Good Hope Rural Village Overlay Study Area, which is being planned as part of the County's GPA 960. It would be *premature* to identify this location in a piecemeal manner for light industrial uses. It should be planned in a *coherent* manner with the rest of the Overlay. Initiation should be denied and the landowner referred to the GPA 960 process.

Item 6.2, GPA 949 (Meadowbrook)

Disagree with staff recommendation. This site is part of the Meadowbrook Rural Village Overlay Study Area, which is being planned as part of the County's GPA 960. It would be *premature* to identify this location in a piecemeal manner for intensified use. It should be planned in a *coherent* manner with the rest of the Overlay. Initiation should be denied and the landowner referred to the GPA 960 process.

Item 6.3, GPA 743 (Elsinore)

Disagree with staff recommendation. This proposal is piecemeal urbanization that exemplifies the defects of the landowner-initiated GPA process. While EHL generally supports using land already designated as Community Development in a more efficient manner, there is question as to whether this land was properly designated in the first place. No evidence has been submitted to support the finding that in order to meet housing goals, "Special circumstances or conditions have emerged that were

unanticipated in preparing the General Plan." What *are* the quantified "housing goals" for the unincorporated area? How much housing capacity is present in land *already* designated for urbanization? If additional capacity is needed, is this the best location based upon jobs, services, traffic and proximity to existing infrastructure and development? Until these basic planning questions are answered, this proposal should not be initiated.

Item 6.4, GPA 815 (Temescal Canyon)

More information needed. While creations of an employment center along I-15 may well make sense, several questions must first be answered. Why can't these same uses occur under the present designations? As this property is within MSHCP Criteria Cells, what is the effect of the change on reserve assembly? This information should be solicited from the Environmental Programs Dept. As the current designation includes Community Center, what was the original purpose of the Community Center and to what extent will those important planning goals be lost or changed by the Specific Plan?

Item 6.5, GPA 1073 (County-wide)

We support the intent of these revisions to General Plan Policy LU-6.2, to clarify that public facilities may be sited outside of the Public Facilities designator and to protect valuable Open Space lands from such incompatible uses. Proposed for deletion, however, is language that preferentially locates some public facilities in Community Development and Rural Community rather than Rural and Agriculture. For community-serving public facilities (as opposed to those with potential for nuisance), this policy language is appropriate, as it reduces vehicle travel and creates community identity. We thus suggest language to recapture this concept.

Item 8.1, GPA 940 (REMAP)

Concur with staff recommendation to deny initiation. As pointed out in the staff report, the need for additional commercial uses is being addressed through new Rural Incremental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. Generally, this region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.2, GPA 952 (REMAP)

Concur with staff recommendation to deny initiation. This proposal would create large scale urbanization on 733 acres in an area utterly unsuited to these uses, due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.3, GPA 953 (Rancho California)

Concur with staff recommendation to deny initiation. The need for any additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. The property is also affected by MSHCP Criteria Cells and fire hazard.

Item 8.4, GPA 1015 (REMAP)

Concur with staff recommendation to deny initiation. The need for additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. Generally, this region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.5, GPA 1025 (REMAP)

Concur with staff recommendation to deny initiation. This region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.6, GPA 1044 (REMAP)

Concur with staff recommendation to deny initiation. The need for additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. Generally, this region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.7, GPA 934 (San Jacinto Valley)

Concur with staff recommendation to deny initiation. This intact agricultural area is inappropriate for conversion to more intensive residential uses, and as staff points out, no compelling new circumstances justify such change. Surrounding parcels are Agriculture and Open Space. While staff believes that future consideration for redesignation as commercial may be appropriate, no evidence is provided that more commercial land is actually needed. Rather, future needs might be met through the Rural Incidental Commercial Policies under development in GPA 960, intended to provide these services to residents and travelers. In addition, until it is shown that intensified uses will not interfere with MSHCP assembly within the affected Criteria Cells, changes in land use should not move forward.

Item 8.8, GPA 937 (Lake Mathews)

Concur with staff recommendation to deny initiation. The proposal is to change the current Rural and Rural Community designations to continuous estate lots in the Rural Community and Community Development categories. Such inefficient development on 733 acres would wastefully consume an inordinate amount of land while producing little and no affordable housing. The site is also constrained by the MSHCP. Annexation into the Cajalco Wood Policy Area, as staff proposes, may provide a better balance of more efficient development and natural open space if consistency with the MSCHP can be established.

Item 8.9, GPA 957 (Anza)

Concur with staff recommendation to deny initiation. This proposal for conversion of 258 acres from Rural to Rural Community estate lots lies outside the village core and is therefore inappropriate for increased intensification. Initiation would render the Anza Community Vision and Goals process meaningless. There are no new compelling circumstances, and all open space benefits of the proposal can be achieved or bettered by consolidation of the 64 units allowed under the existing designations. Staff is to be commended for the excellent capacity analysis showing no need for additional large residential lots in this area. In general, Anza is deficient in infrastructure and water, and has limited potential for intensified uses.

Item 8.10, GPA 985 (Elsinore)

Concur with staff recommendation to deny initiation. This constrained site has serious and unresolved flood hazard issues, and the claim to provide needed affordable housing does not stand up to scrutiny, as documented in the staff report. Furthermore, the change would likely interfere with MSCHP assembly and should not proceed unless and until facilitation of a reserve segment can be documented.

Item 8.11, GPA 621 (Lakeview Nuevo)

Need more information. The project site is within MSHCP Criteria Cells along the San Jacinto River, which is a particularly challenging area for preserve assembly. What effect would the proposed change have on the assembly process? If negative, then initiation should not proceed.

Thank you for considering our views, and we look forward to working with you as the Fire-Year Update proceeds.

Sincerely,



Dan Silver, MD
Executive Director

Electronic cc: Board Members and Board Offices
George Johnson, TLMA
Ron Goldman, Planning Dept.
Carolyn Luna, Environmental Programs Dept.
Interested parties

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

My Mini-storage project was proposed back in 1990' with case Nos. CUP 02985. The subject project suffered a major setback on 2003 when the zoning changed from C1/CP to VLDR-RC.

The highway 74 project realigned the existing Theda Street and introduced a new street alignment cut through mini-storage boundary which forced the subject project moving back to drawing board for a new design.

I'm pleading the County Planning official to take advantage of the new "Rural Village Study" initiation and go back to the original designation of C1/CP and revival the land use set aside for mini-storage almost 20 years ago.

Due to the widening of Hwy 74 and newly created Theda St., this new intersection turns out to be a major traffic junction and most logic commerce location to benefit local community. I appreciate your consideration.

III. AMENDMENTS TO POLICIES:

(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: _____

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): _____

C. PROPOSED POLICY (Attach more pages if needed): _____
