

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

704 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 16, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. NO. 949 – Foundation-Regular– Applicant: Prime Corners Limited L.P. – Engineer/Representative: Providence Residential Development Group- Fifth Supervisorial District – Good Hope and Meadowbrook Zoning District – Elsinore and Mead Valley Area Plan: Rural: Rural Residential (RR) (5 Ac. min.) and Community Development: Very Low Density Residential (VLDR) (1 Ac. min.); portions within the Rural Village Study Area, as well as portions within the Highway 74 Good Hope Policy Area – Location: North of Eugene St., East of Highway 74, South of Abreu Dr., and west of Maher Ln. – 51.08 Gross Acres- Zoning: Rural Residential (R-R)- **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of “Rural” to “Community Development”; also to amend the Land Use Designation of the proposed site from “Rural Residential” (RR) (5 Ac. min.) and “Very Low Density Residential” (VLDR) (1 Ac. min.) to “Commercial Retail” (CR)– APN(s): 345-070-021, 345-070-022, 345-070-025, 345-070-026, 345-070-027, 345-070-033, 345-070-039, 345-070-045, 345-100-016, 345-100-017, 345-100-018, 345-150-013, 345-150-014, 345-150-023, 345-150-030, 345-150-031, 345-150-032, 345-150-036, 345-150-041

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

Ron Goldman
Planning Director

RG:PN

REVIEWED BY EXECUTIVE OFFICE

DATE *5/11/09*
Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

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

*4/16/09 10:11
Tina Grande*

Prev. Agn. Ref.

District: Fifth

Agenda Number:

15.8

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.

Agenda Item No.: 6.2
Area Plan: Elsinore/Mead Valley
Zoning District: Good Hope/Meadowbrook
Supervisory District: Fifth
Project Planner: Phayvanh Nanthavongdouangsy
Planning Commission: April 15, 2009

General Plan Amendment No. 949
Applicant: Prime Corners Limited, L.P.
Engineer/Representative: Providence
Residential Dev. Corp

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommends that the adoption of an order initiating proceedings for GPA00949 to amend the proposed site's General Plan Foundation Component of "Rural" to "Community Development" and Land Use Designations of "Rural Residential" (RR) and "Very Low Density Residential" (VLDR) to "Commercial Retail" (CR). 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 is in agreement with Commissioner Zuppardo's comments. He suggests the incorporation (if possible) of the island parcels that are created by the proposed project boundary in order to make the proposed project cohesive. He also expressed concerns about this proposal and other proposals along Highway 74 turning the area into big commercial strip.

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. She notes that consolidation of parcels is a good idea, and she would like to have seen other parcels to be included in the application.

Agenda Item No.: 6.2
Area Plan: Elsinore/Mead Valley
Zoning District: Good Hope/Meadowbrook
Supervisory District: Fifth
Project Planner: Phayvanh Nanthavongdouangsy
Planning Commission: April 15, 2009

General Plan Amendment No. 949
(Foundation- Regular)
E.A. Number: N/A
Applicant: Prime Corners Limited, L.P.
Engineer/Rep.: Providence Residential
Dev. Corp.

**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 Land Use Designations of "Rural Residential" (RR) (5 Ac. min.) and "Very Low Density Residential" (VLDR) (1 Ac. min.) to "Commercial Retail" (CR) (0.20-0.35 FAR) for approximately 51 acres encompassing 16 different parcels. The project is located northerly of Eugene Street, easterly of Highway 74, southerly of Abreu Drive, and westerly of Theda Street. Portions of the proposed general plan amendment site are located within the Rural Village Study Area and the Highway 74 Good Hope Policy Area.

POTENTIAL ISSUES:

The subject parcels are divided to the north and south by Ethanac Road allowing the proposal to overlap into the communities of Good Hope and Meadowbrook. A small portion of the site's area lying south of Ethanac Road is located within the Meadowbrook Rural Village Study Area (RVSA). Also, a small portion of the proposal lying north of Ethanac Road is located within the Highway 74 Good Hope Policy Area.

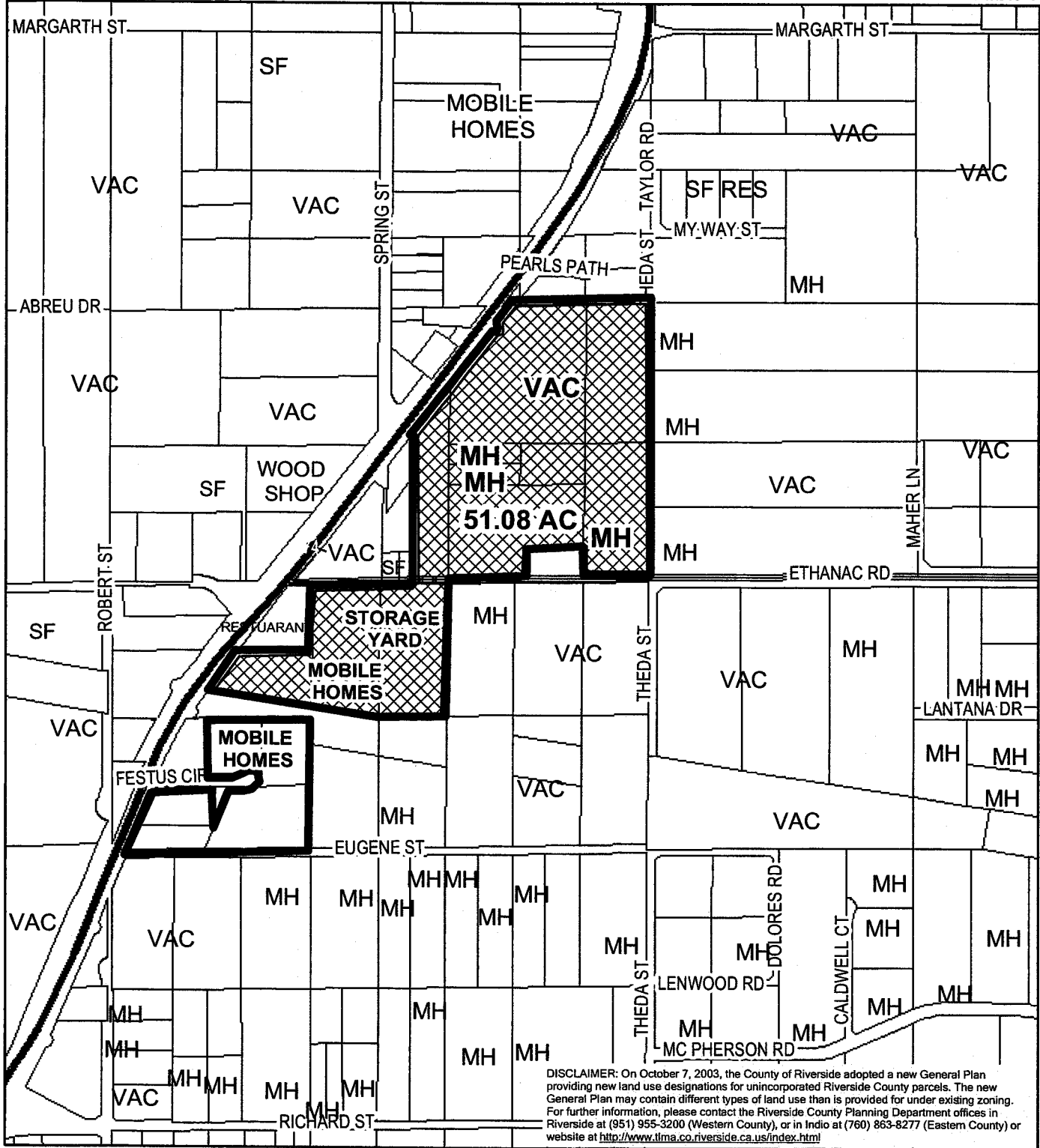
The Meadowbrook RVSA and other RVSAs as well as Rural Village Overlays (RVO) are being examined as part of the 2008 General Plan 5-year Update process by the County. An initial analysis of the Meadowbrook RVSA indicated that this area may be appropriate for higher intensity development.

The request is to amend the Foundation Component and Land Use Designations to allow for commercial development. The proposed land use designation is compatible with the policies under the RVSA and the Highway 74 Goodhope Policy Area. It is also consistent with the General Plan Update proposal for the Meadowbrook RVSA. Therefore, the proposal may proceed with the General Plan Amendment process.

RECOMMENDATION:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 949 to change the General Plan Foundation Component of "Rural" to "Community Development" and Land Use Designations of "Rural Residential" (RR) and "Very Low Density Residential" (VLDR) to "Commercial Retail" (CR) **would be appropriate at this time**. The adoption of such an order does not imply that the proposed GPA will be approved.

GPA 949 includes the following parcels identified by its Assessor Parcel Numbers:
345070021, 345070022, 345070025, 345070026, 345070027, 345070033, 345070039,
345070045, 345150013, 345150014, 345150023, 345150030, 345150031, 345150032,
345150036, 345150041



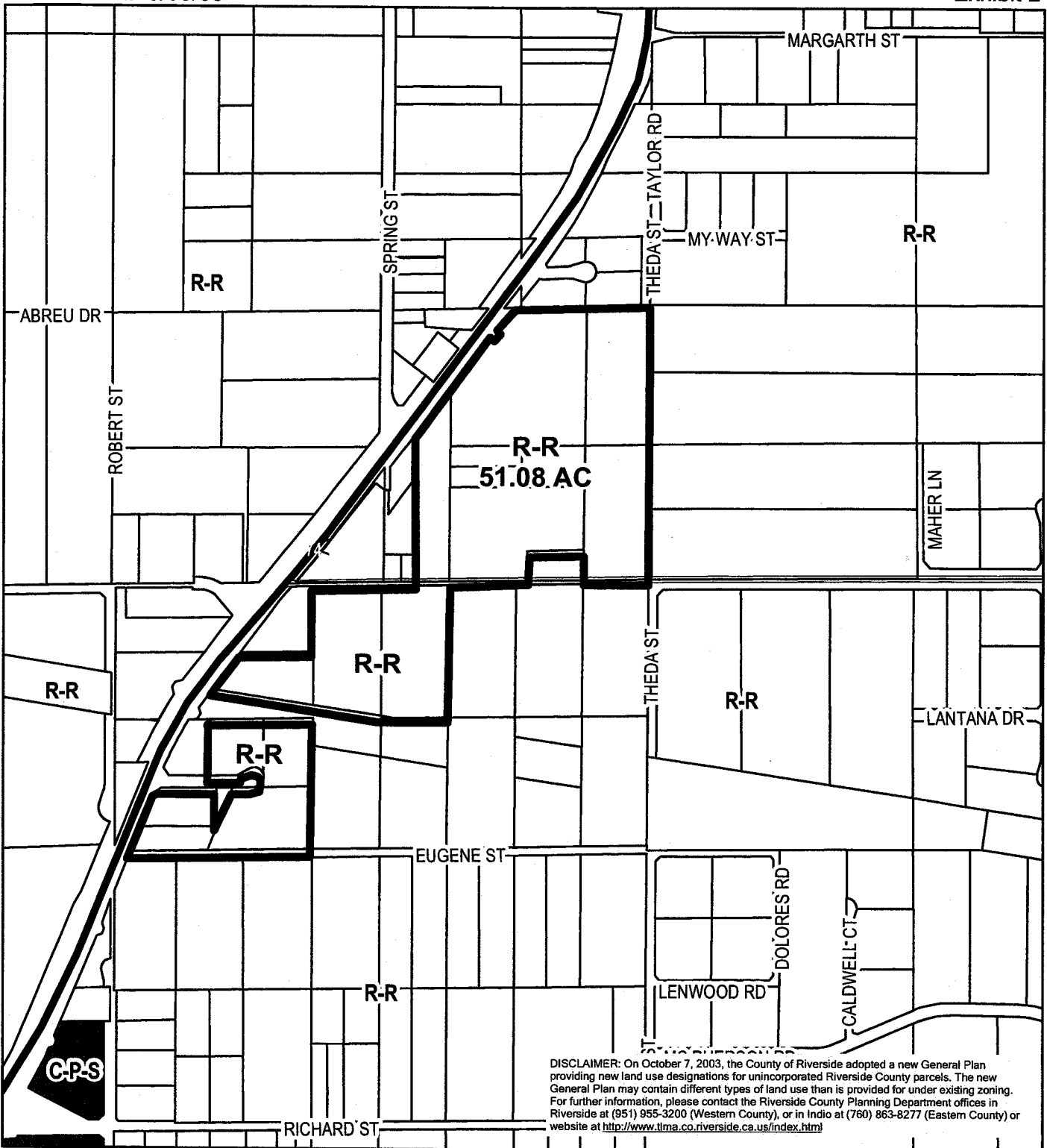
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Good Hope
Township/Range: T5SR4W
Section: 10



Assessors
Bk. Pg. 345-07, 10 & 15
Thomas
Bros. Pg. 837 B1





RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Good Hope
Township/Range: T5SR4W
Section : 10



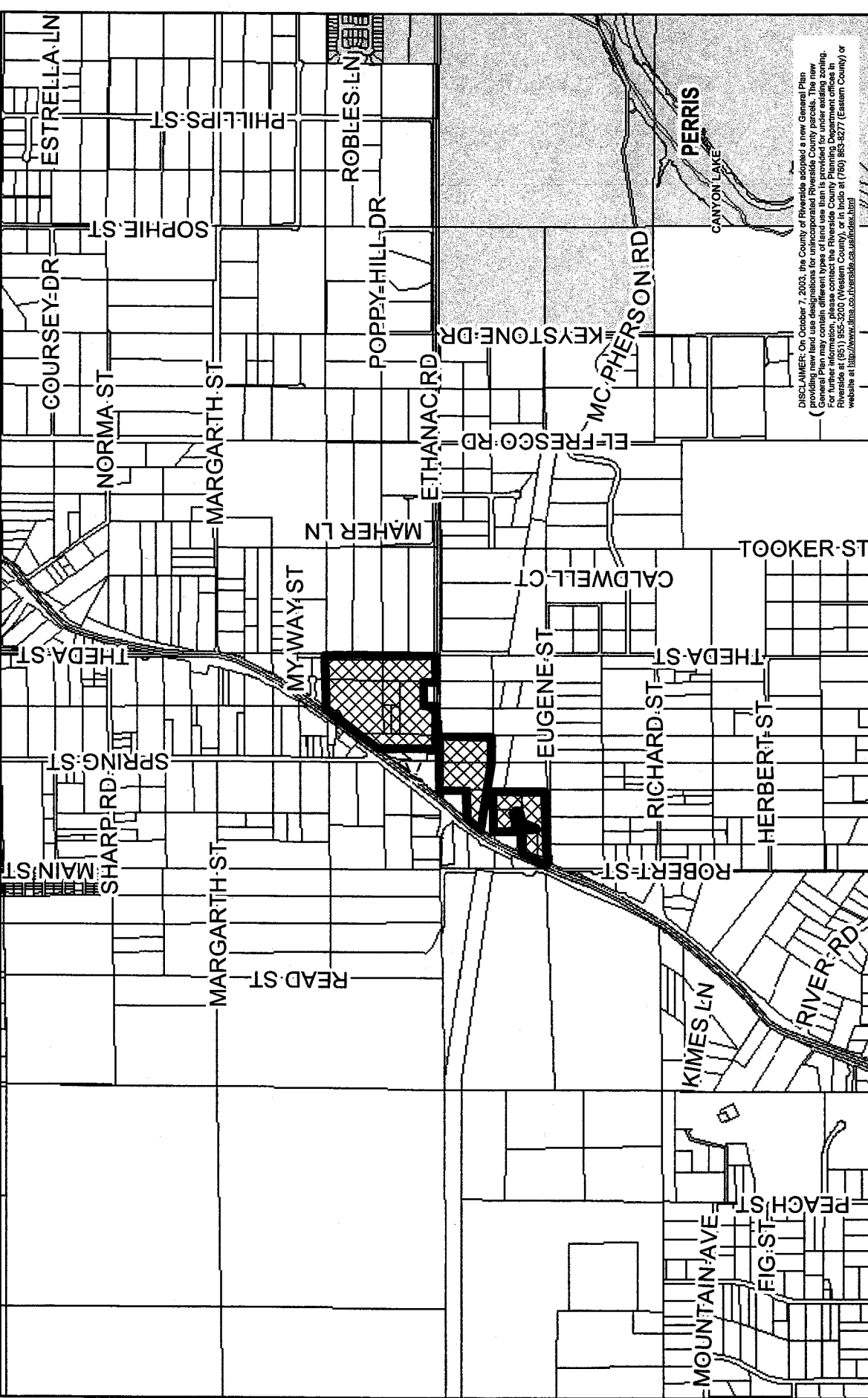
Assessors
Bk. Pg. 345-07,10&15
Thomas
Bros. Pg. 837 B1

Supervisor Ashley
District 5
Date Drawn: 3/03/08

GPA00949

VICINITY MAP

Planner: P. Nanthavongdouangsy
Date: 3/10/08
Vicinity Map



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 more information on the new General Plan, please contact the Planning Department at Riverside at (951) 955-3200 (Western County) or Inland at (760) 953-9277 (Eastern County) or website at <http://www.dlms.co.riverside.ca.us/index.htm>

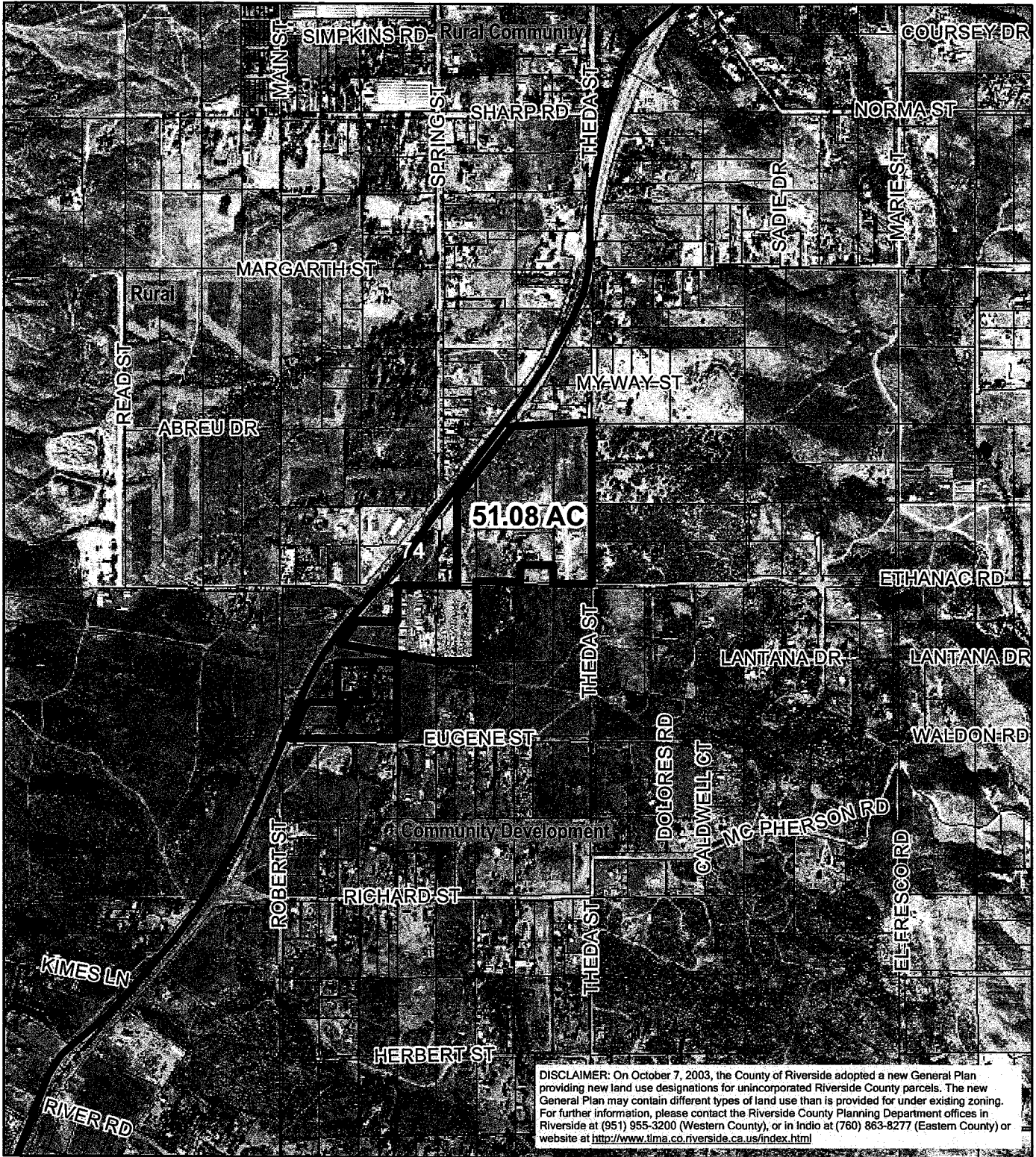
Zone
Area: Good Hope
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Section: 10

RIVERSIDE COUNTY PLANNING DEPARTMENT



Assessors
Bk. Pg. 345-07, 10 & 15
Thomas
Bros. Pg. 837 B1

DEVELOPMENT OPPORTUNITY



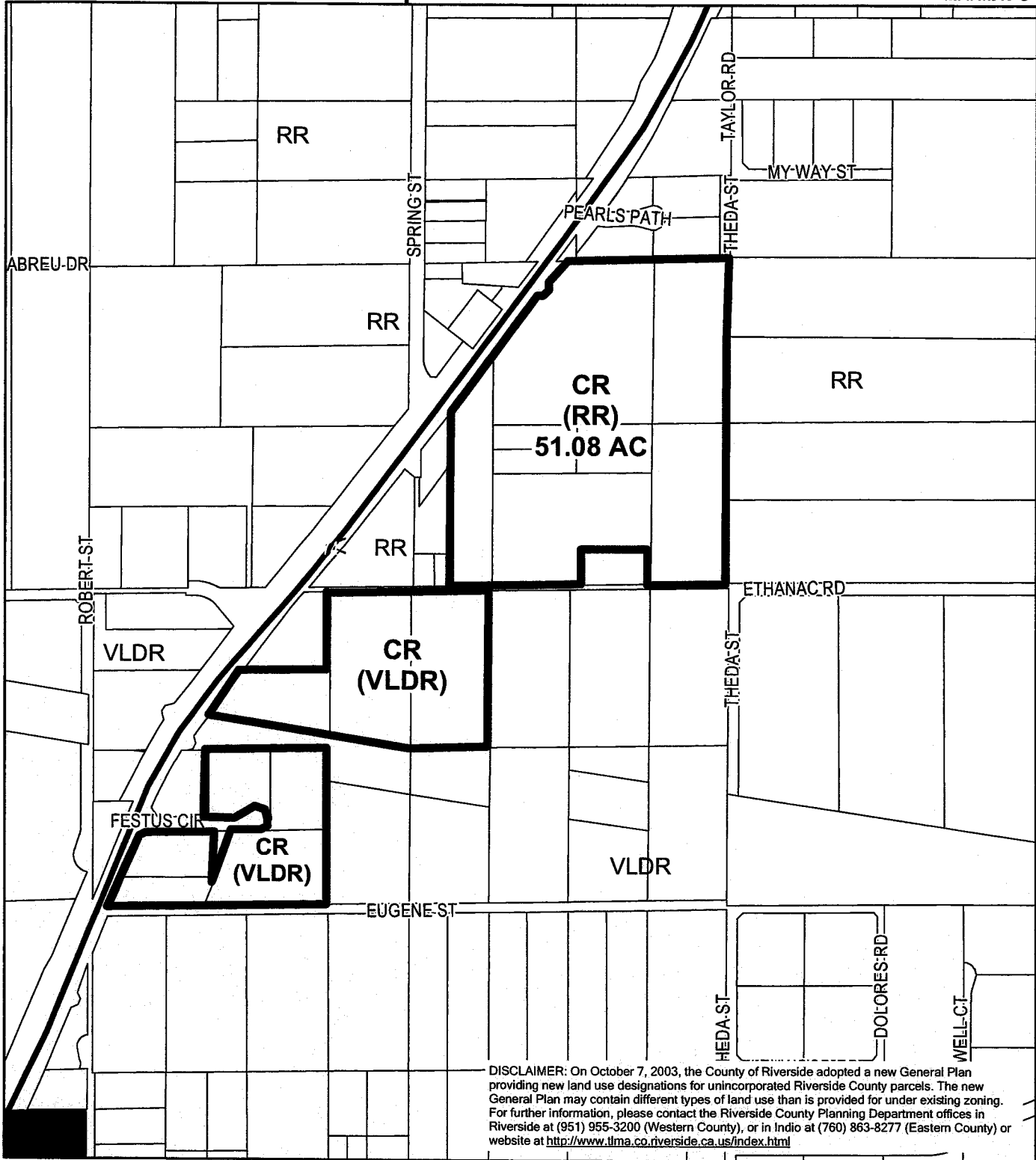
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Good Hope
Township/Range: T5SR4W
Section: 10



Assessors
Bk. Pg. 345-07, 10 & 15
Thomas
Bros. Pg. 837 B1

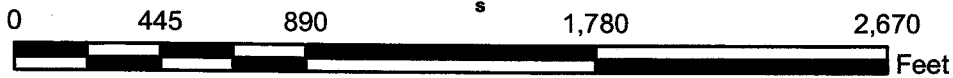
Proposed General Plan



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 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Good Hope
Township/Range: T5SR4W
Section : 10



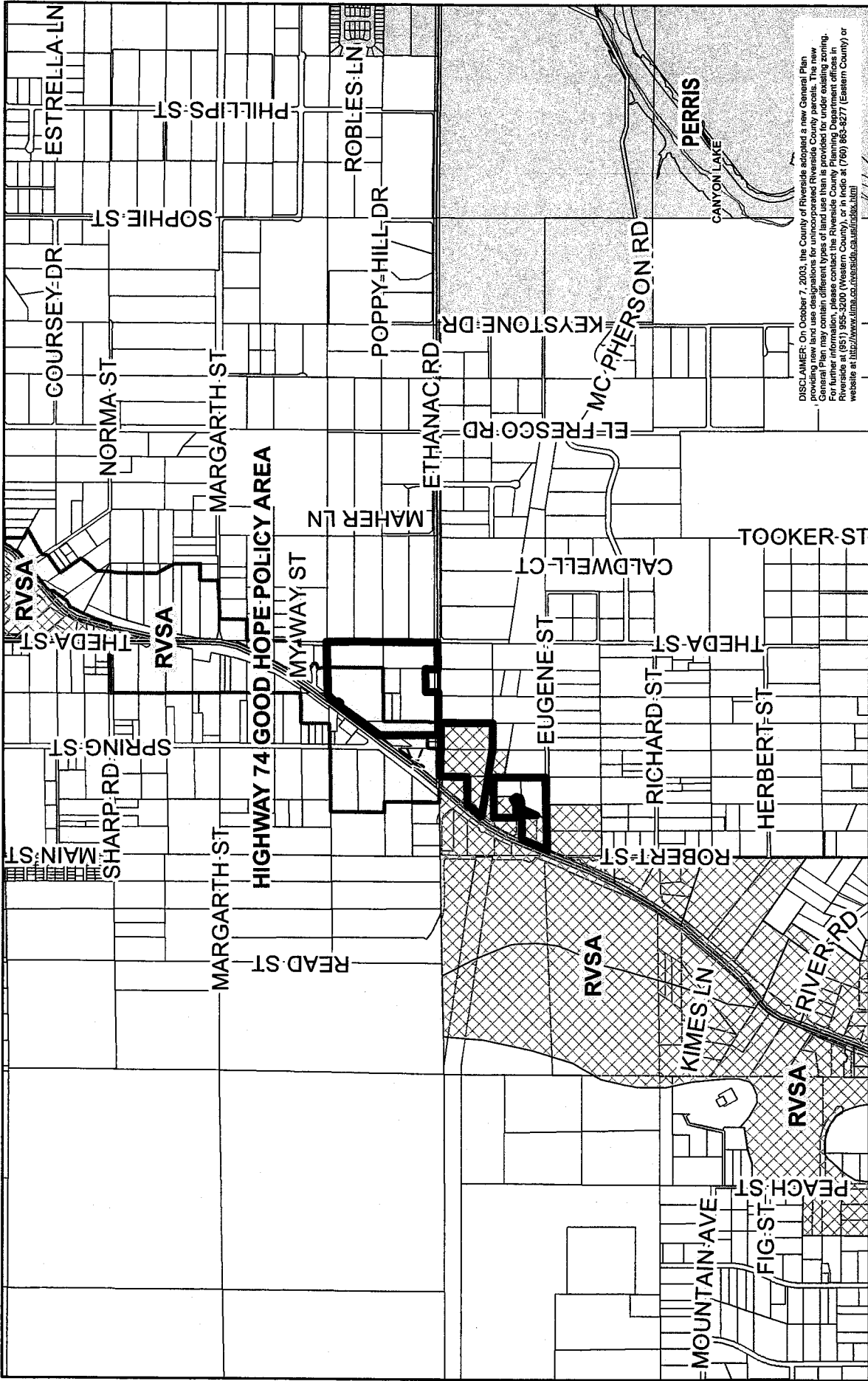
Assessors
Bk.Pg. 345-07,10&15
Thomas
Bros. Pg. 837 B1

Supervisor Ashley
District 5
Date Drawn: 3/03/08

GPA00949

POLICY AREAS

Planner: P. Nanthavongdouangsy
Date: 3/10/08
Exhibit 8



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan and the County of Riverside Planning Department is currently reviewing the General Plan. The 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 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.ca.gov/rivplng.htm>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Good Hope
Township/Range: T5SR4W
Section: 10

Assessors

Bk. Pg. 345-07, 10 & 15

Thomas

Bros. Pg. 837 B1

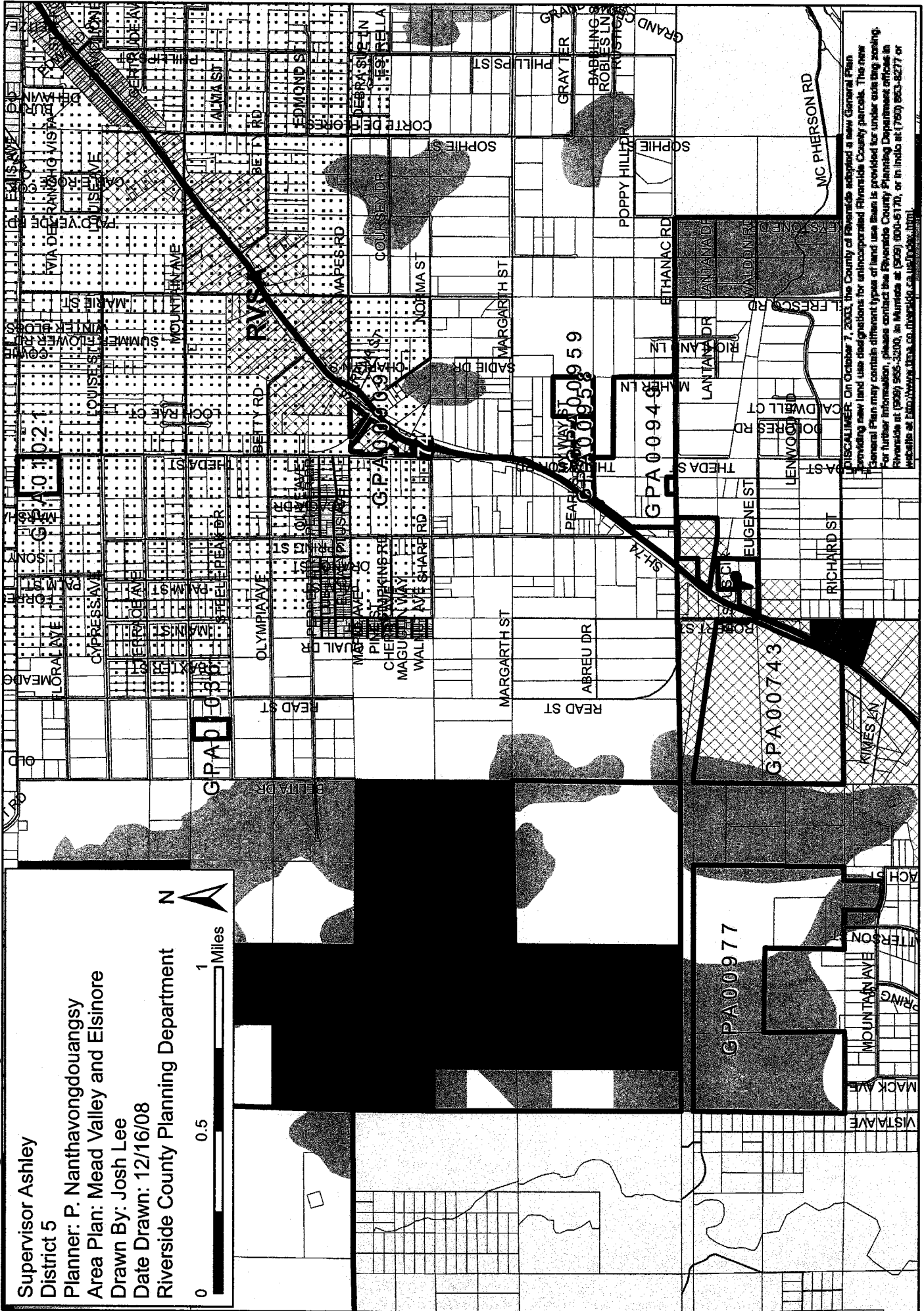
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Feet

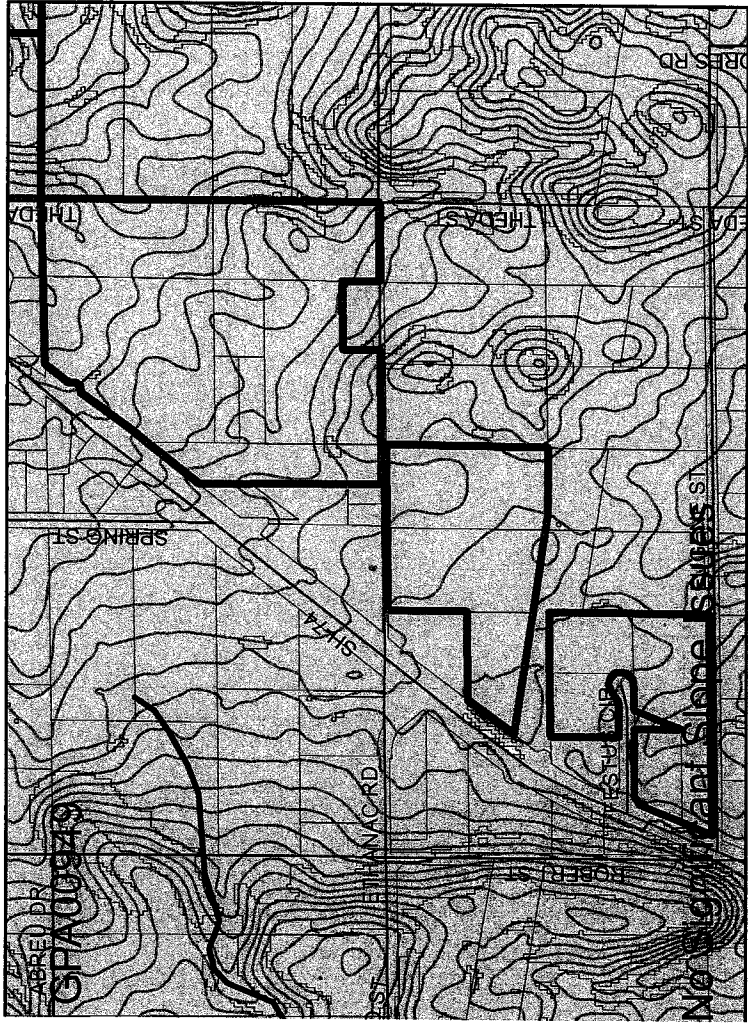
APPLIED GENERAL PLAN AMENDMENTS: Rural Village Study Area

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

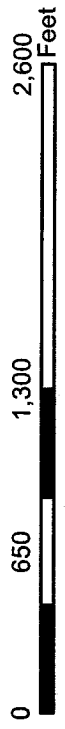


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-3200, in Murrieta at (951) 900-5170, or in Indio at (760) 953-9277 or visit us at <http://www.co.riverside.ca.us/planning.html>.

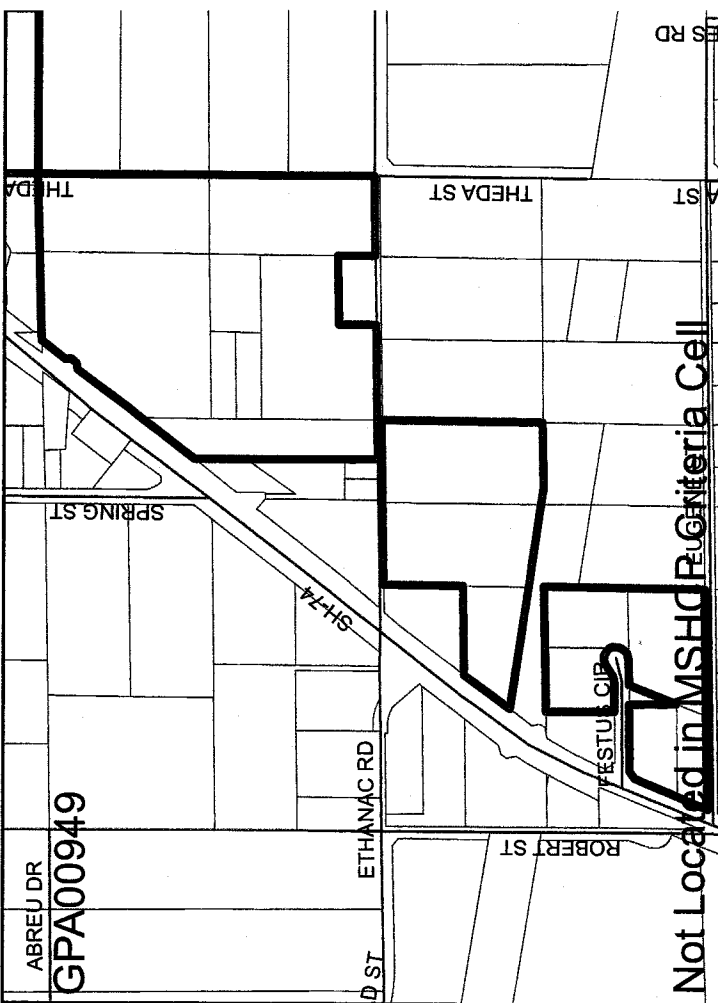
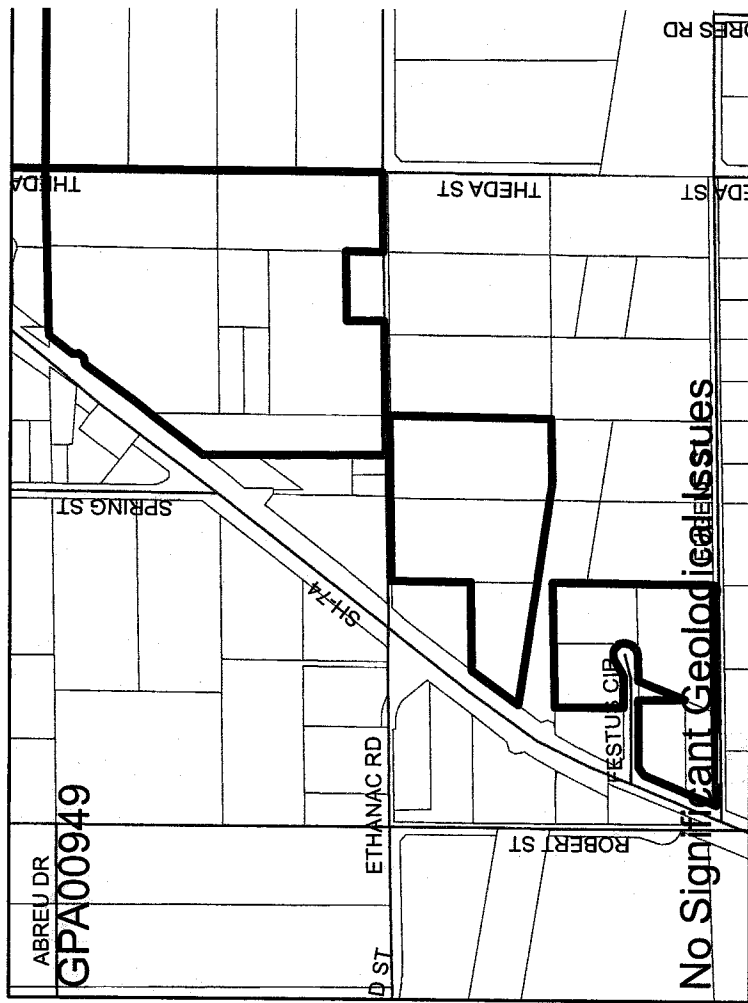
GPA00949: Potential Issues



Supervisor: Ashley (District 5)
 Acreage: 51.08 AC
 Planner: P. Nanthavongdoungsy
 Area Plan: Mead Valley and Elsinore
 Drawn By: Josh Lee
 Date Drawn: 12/16/08
 Riverside County Planning Department



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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 Industrial 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.

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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 recommended 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

Justification for Amendment

HomeLand Development Inc. is proposing to change the existing land use designations on an approximate 100-acre parcel of land, located in Riverside County. HomeLand Development is requesting a change from "Rural Residential" (RR) and "Very Low Density Residential" (VLDR) in the *Rural Foundation Component* to "High Density Residential" (HDR) and "Commercial Retail" (CR) in the *Community Development Foundation Component*. Changes in designations would allow for the development of a regional shopping center, retail shops and single-family attached units on the project site.

There is a tremendous need for retail shopping services in this area of Mead Valley. There are no significant retail shopping services for 4 miles both north and south of the project site on CA-74. The proposed amendment to the General Plan Land Use designations for the project site would help create a friendly, family-oriented shopping environment for this area and is consistent with the County's *Vision and Planning Principles*. Additionally, this change would allow for a better usage of the land within the project area, which is planned to be within the path of urban development along the Highway 74 corridor.

A number of parcels in the application are in the Rural Village Overlay Study Area. Policy MVAP 3.1 states commercial uses, small scale industrial and residential uses at densities higher than those levels depicted on the Area Plan may be approved within this Overlay.

Additionally, the project applicant would provide needed utility services such as sewer and water to the area.