

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
November 3, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1086 – Entitlement / Policy – Applicant: Albert A. Webb Associates – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – University Zoning District – Highgrove Area Plan: Medium Density Residential (MDR) 2-5 Dwelling Units Per Acre – Location: northerly of Spring Street, easterly of Garfield Avenue, southerly of Center Street, and westerly of Michigan Avenue – 8.87 Gross Acres – Zoning: One Family Dwelling (R-1) – **REQUEST:** The General Plan Amendment proposes to amend the existing Riverside County General Plan Land Use Designation from Community Development: Medium Density Residential (MDR) 2-5 Dwelling Units Per Acre to Community Development: Very High Density Residential (CD: VHDR) (14 – 20 Dwelling Units per Acre) – APN(s): 255-250-008 and 255-060-008

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 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

Ron Goldman
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:db
PM

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grand
Departmental Concurrence

Policy

Policy

Consent

Consent

Dept R m:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

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.

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 28, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 8.1: GENERAL PLAN AMENDMENT NO. 1086** – Entitlement / Policy – Applicant: Albert A. Webb Associates – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – University Zoning District – Highgrove Area Plan: Medium Density Residential (MDR) 2-5 Dwelling Units Per Acre – Location: Northerly of Spring Street, easterly of Garfield Avenue, southerly of Center Street, and westerly of Michigan Avenue – 8.87 Gross Acres – Zoning: One Family Dwelling (R-1) - APN(s): 255-250-008 and 255-060-008.
- II. PROJECT DESCRIPTION**
The General Plan Amendment proposes to amend the existing Riverside County General Plan Land Use Designation from Community Development: Medium Density Residential (MDR) 2-5 Dwelling Units Per Acre to Community Development: Very High Density Residential (CD: VHDR) (14 – 20 Dwelling Units per Acre).
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Becky Brewington, at 951-955-9076 or e-mail bbrewing@rctlma.org.
- No one spoke in favor, neutral or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, recommended to the Board of Supervisors;
INITIATION of the **GENERAL PLAN AMENDMENT**
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.:
Area Plan: Highgrove
Zoning District: University
Supervisory District: Fifth
Project Planner: Becky Brewington
Planning Commission: October 28, 2009

General Plan Amendment No. 1086
Type of GPA: Entitlement/Policy
Applicant: Albert A. Webb Associates
Engineer/Rep.: Albert A. Webb Associates

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

Commissioner Roth had no comments.

Commissioner Snell had no comments.

Commissioner Pourras had no comments.

Commissioner Petty had no comments.

Commissioner Zuppardo had no comments.

A handwritten signature in black ink, appearing to be 'A. Webb', located in the bottom left corner of the page.

Agenda Item No.: 8.1
Area Plan: Highgrove
Zoning District: University
Supervisory District: Fifth
Project Planner: Becky Brewington
Planning Commission: October 28, 2009

General Plan Amendment No. 1086
Type of GPA: Entitlement/Policy
Applicant: Albert A. Webb Associates
Engineer/Rep.: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1086 proposes to amend the existing Riverside County General Plan Land Use Designation from Community Development: Medium Density Residential (MDR) 2-5 Dwelling Units Per Acre to Community Development: Very High Density Residential (CD: VHDR) (14 – 20 Dwelling Units per Acre).

The project site is located in the Community of Highgrove in the Highgrove Area Plan, more specifically northerly of Spring Street, easterly of Garfield Avenue, southerly of Center Street and westerly of Michigan Avenue.

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 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 **Entitlement/Policy** GPA, under Section 2.4.

REQUIRED 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. 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.

ARR 01/5/09

General Plan Amendment No. 1086 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 required findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two required 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 required finding 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 Amendment does not conflict with:

(1) The Riverside County Vision. It is reasonable to assume that a Very High Density Residential land use designation for parcels in question will achieve the future vision of the General Plan. It is possible to make this finding.

(2) Any General Plan Principle. Given staff's review it is possible that the proposed designation could satisfy each of the General Plan Principles and Policies.

(3) Any Foundation Component designation in the General Plan. The project designation would be within the same Foundation. Thus, the proposed Amendment is consistent with the Community Development Foundation.

Second Required Finding: The second required 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 Housing Element of the General Plan recognizes that "housing policies must be responsive to the special housing needs of persons who cannot afford market-rate housing, such as those of persons with disabilities, elderly, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter." The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

Third Required Finding: In addition to the two required findings, 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 "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." As previously stated, the proposed Amendment can meet the housing goals of the Riverside County Vision by accommodating the anticipated maturation in the community and by providing special housing needs to persons who cannot afford market-rate housing, such as those of persons with disabilities, elderly, large families, farm workers, and families with female heads of households. Plot Plan 23256, located at the northwest corner of Spring Street and Garfield Avenue, was approved February 19, 2009, for 11 warehouse and office buildings ranging in size from 6,112 square feet to 67,432 square feet. The northwest corner of Spring Street and Garfield Avenue is directly west of the location for this proposed general plan amendment. The Very High Density Residential (14-20 Dwelling Units Per Acre) could help meet future housing needs for employees of this warehouse and office complex. This finding can be made for the proposed Amendment.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing Land Use (Ex. #1): | Vacant Land |
| 2. Surrounding Land Use (Ex. #1): | Elementary school to the north, Single Family Residences to the east and the south, and Vacant Land to the west. |
| 3. Existing Zoning (Ex. #2): | One Family Dwelling (R-1) |
| 4. Surrounding Zoning (Ex. #2): | One Family Dwelling (R-1) to the north, east and south, and Manufacturing-Service Commercial (M-SC) to the west |
| 5. General Plan Land Use (Ex. #6): | Existing: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre)
Proposed: Community Development: Very High Density Residential (CD: VHDR) (14 - 20 Dwelling Units per Acre) |
| 6. Surrounding General Plan Land Use (Ex. #6): | Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) to the north, Community Development: Low |

Density Residential (LDR) (1/2 Acre Minimum) to the east and south, and Community Development: Light Industrial (LI) to the west

7. Project Data:

Total Acreage: 8.87 Acres Gross

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. 1086. 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 Area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - b. An Agriculture Preserve;
 - c. A High Fire area;
 - d. A County Fault Zone;
 - e. A WRCMSHCP Criteria Cell;
 - f. A Dam Inundation Area.
 - g. An airport influence area
3. The project site is located within:
 - a. The Boundaries of the Highgrove Area Plan
 - b. An MSHCP Fee Area (Ordinance No. 810);
 - c. A Development Impact Fee Area (Ordinance No. 659);
 - d. An area of High Paleontological Sensitivity Potential
 - e. City of Riverside Sphere of Influence
 - a. An Area of Low Liquefaction Potential;
 - b. An Area Susceptible to Subsidence; and,
 - c. The boundaries of the Riverside Unified School District.
2. The subject site is currently designated as Assessor's Parcel Numbers 255-060-008 and 255-250-008.
3. This project was filed with the Planning Department on 9/24/2009.
4. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$7,479.66.

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01086
VICINITY/POLICY AREAS

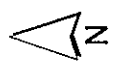
Supervisor, Ashley
 District 5

Date Drawn: 10/05/09
 Vicinity Map



Zoning District: University
 Township/Range: T2SR4W
 Section: 8

Assessors Bk. Pg. 255-06
 Thomas Bros. Pg. 646 D7
 Edition 2009



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) 863-9277 (Eastern County) or website at <http://www.ltrm.co.riverside.ca.us/infax.html>

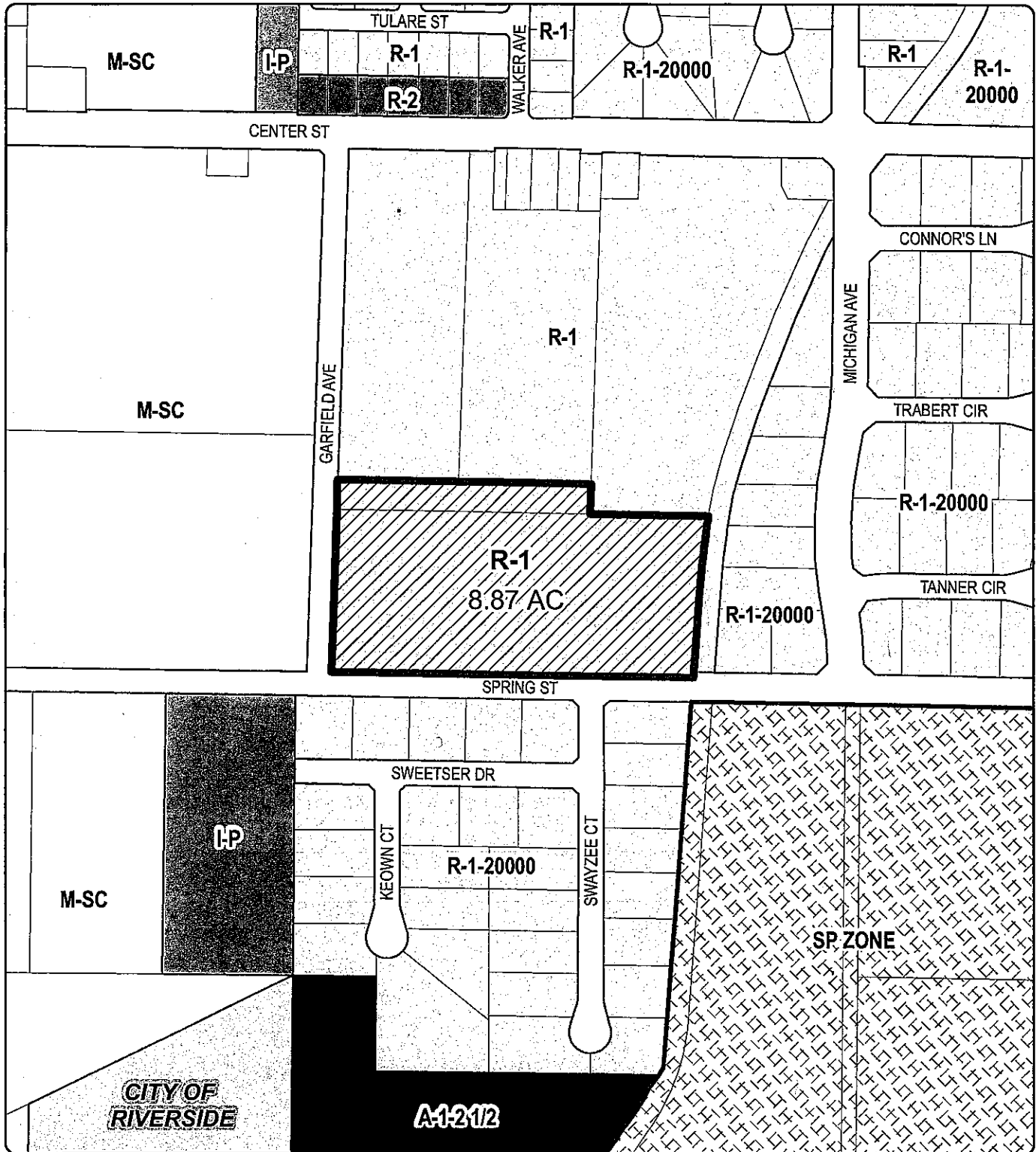
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01086

EXISTING ZONING

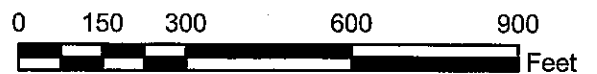
Supervisor Ashley
District 5

Date Drawn: 10/05/09
Exhibit 2



Zoning District: University
Township/Range: T2SR4W
Section: 8

Assessors Bk. Pg. 255-06
Thomas Bros. Pg. 646 D7
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01086

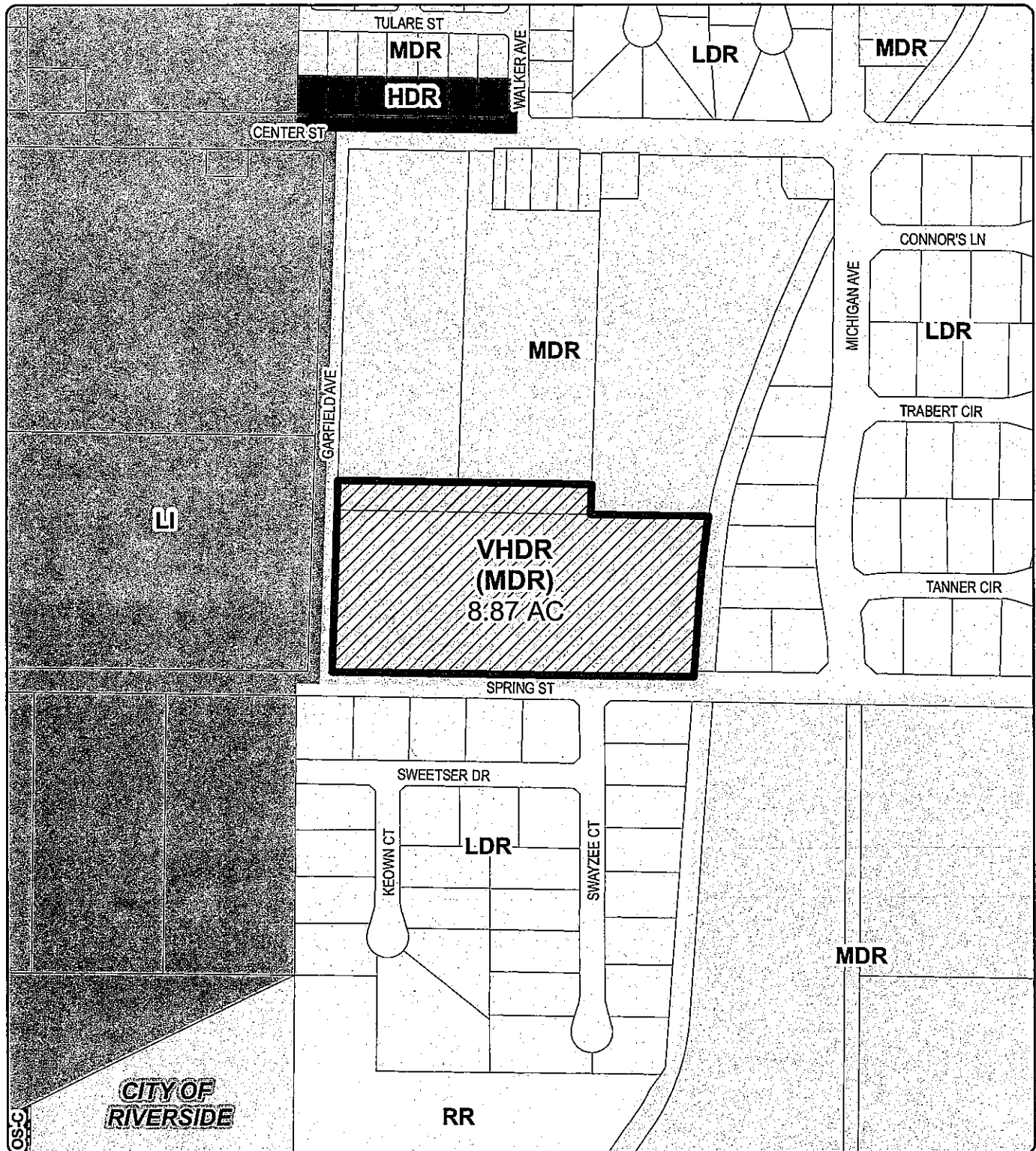
PROPOSED GENERAL PLAN

Date Drawn: 10/05/09

Exhibit 6

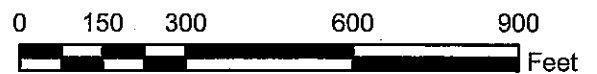
Supervisor Ashley

District: 5



Zoning District: University
 Township/Range: T2SR4W
 Section: 8

Assessors Bk. Pg. 244-06
 Thomas Bros. Pg. 646 D7
 Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

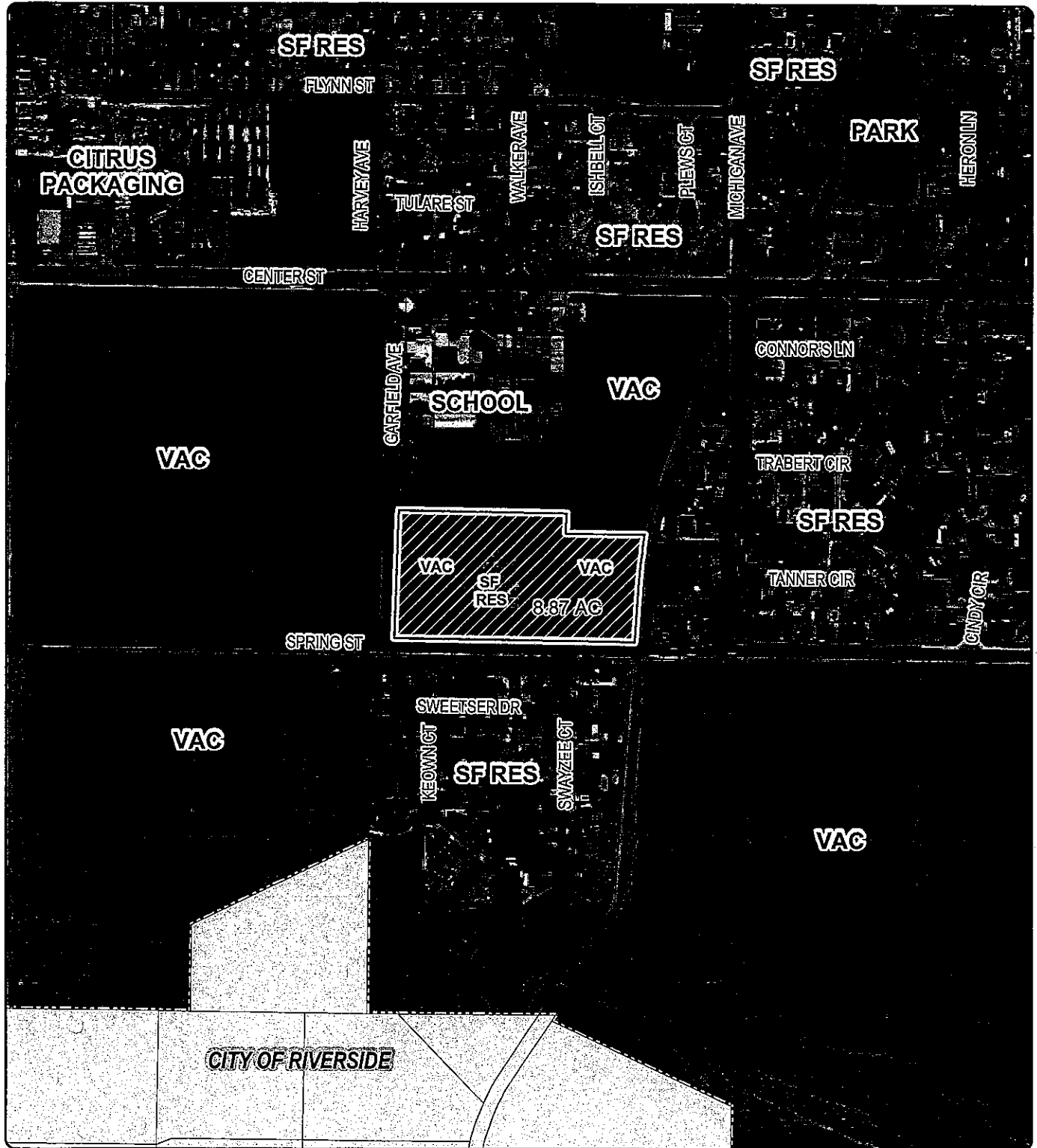
GPA01086

LAND USE

Supervisor Ashley
District 5

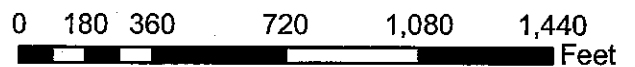
Date Drawn: 10/05/09

Exhibit 1



Zoning District: University
Township/Range: T2SR4W
Section: 8

Assessors Bk. Pg. 255-06
Thomas Bros. Pg. 646 D7
Edition 2009



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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

CC005147

**APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01086 DATE SUBMITTED: 9-24-09

I. GENERAL INFORMATION BA42217 CFG 05549

APPLICATION INFORMATION

Applicant's Name: Kirk Wallace E-Mail: _____

Mailing Address: P. O. Box 9296
Rancho Santa Fe Street CA 92067
City State ZIP

Daytime Phone No: (858) 756-7584 Fax No: (858) 756-7594

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: flo.smith@webbassociates

Mailing Address: 3788 McCray Street
Riverside Street CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: A.W. West Properties West, LLC E-Mail: _____

Mailing Address: P. O. Box 9296
Rancho Santa Fe Street CA 92067
City State ZIP

Daytime Phone No: (858) 756-7584 Fax No: (858) 756-7594

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Kirk Wallace

PRINTED NAME OF APPLICANT

Kirk Wallace

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Earl Sterrett, Sec./CFO

PRINTED NAME OF PROPERTY OWNER(S)

Earl Sterrett

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 255-250-008, 255-060-008

Section: 8 Township: 2S Range: 4W

Approximate Gross Acreage: 8.87

General location (near by or cross streets): North of Spring Street, South of

Center Street, East of Garfield, West of Michigan Ave.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2009 646 D6, D7

Existing Zoning Classification(s): R-1

Existing Land Use Designation(s): MDR

Proposal (describe the details of the proposed general plan amendment):

Change General Plan designation from Medium Density Residential (MDR) to Very High Density Residential (VHRD)

Related cases filed in conjunction with this request:

N/A

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. TR28957

E.A. Nos. (if known) 37700 E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?		
		Yes	No
Electric Company	Southern California Edison	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	Southern California Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	Individual, Time Warner Cable, Charter Communications	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	Riverside Highland Water Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	City of Riverside	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) _____

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

- Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *F. Smith* Date 9-22-09

Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Highgrove

EXISTING DESIGNATION(S): MDR

PROPOSED DESIGNATION(S): VHDR

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): _____

IV. OTHER TYPES OF AMENDMENTS:

(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: _____
(Please name)

Proposed Boundary Adjustment (Please describe clearly): _____

B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): _____

Road Segment(s) _____

Existing Designation: _____

Proposed Designation: _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

based fee.

1. The site plan must contain the following:
 - A. ✓ Name, address, and telephone number of applicant.
 - B. ✓ Name, address, and telephone number of land owner.
 - C. ✓ Name, address, and telephone number of map preparer.
 - D. ✓ Scale (number of feet per inch).
 - E. ✓ A vicinity map showing the location and names of adjoining streets.
 - F. ✓ Legal description of property (accurate and complete so as to bear legal scrutiny).
 - G. ✓ North arrow (top of map north).
 - H. ✓ Existing General Plan Designation(s) and Proposed General Plan Designation(s).
 - I. ✓ Amendment description (e.g. Amend Mead Valley Area Plan from Light Industrial to Commercial Retail on 75.12 acres).
 - J. ✓ Area calculations including total area involved and property size.
 - K. ✓ Date the site plan was prepared.
 - L. ✓ Location and names of adjoining streets, alleys, and rights-of-way providing legal access to the property.
 - M. ✓ Overall dimensions of the property and location of adjoining lot lines.
 - N. ✓ Location and dimensions of existing structures, easements and/or uses onsite.
 - O. ✓ Thomas Bros. Map coordinates and page number (identify edition year used).

Failure to submit all the required information is justification for rejection of the application.

FOR ALL APPLICATIONS:

Attach check payable to "COUNTY OF RIVERSIDE." (Please see current fee schedule for the appropriate deposit-based fee.)

NOTE: Label packets for notification of surrounding property owners will be requested by the project planner just prior to the scheduling of the General Plan Amendment for a public hearing. An amendment will not be scheduled for hearing until complete sets of property owners' labels have been received.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:

**FILING INSTRUCTIONS FOR
GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

- ✓ 1. One completed and signed application form.
- ✓ 2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
- ✓ 4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8½' x 14.'
- ✓ 5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
- ✓ 6. Two 8½" x 11" photocopies of a U. S. Geological Survey Quadrangle Map delineating the Site boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.)
- ✓ 7. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
8. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
- ✓ 9. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit-



Western Riverside County Multiple Species Habitat Conservation
Plan (MSHCP)

APN	Cell	Cell Group	Acres	Area Plan	Sub Unit
255060008	Not A Part	Independent	7.87	Highgrove	Not a Part
255250008	Not A Part	Independent	1.01	Highgrove	Not a Part

HABITAT ASSESSMENTS

Habitat assessment shall be required and should address at a minimum potential habitat for the following species:

APN	Amphibia Species	Burrowing Owl	Criteria Area Species	Mammalian Species	Narrow Endemic Plant Species	Special Linkage Area
255060008	NO	YES	NO	NO	NO	NO
255250008	NO	YES	NO	NO	NO	NO

Burrowing Owl

Burrowing owl.

If potential habitat for these species is determined to be located on the property, focused surveys may be required during the appropriate season.

Background

The final MSHCP was approved by the County Board of Supervisors on June 17, 2003. The federal and state permits were issued on June 22, 2004 and implementation of the MSHCP began on June 23, 2004.

For more information concerning the MSHCP, contact your local city or the County of Riverside for the unincorporated areas. Additionally, the Western Riverside County Regional Conservation Authority (RCA), which oversees all the cities and County implementation of the MSHCP, can be reached at:

Western Riverside County Regional Conservation Authority
3403 10th Street, Suite 320
Riverside, CA 92501

Phone: 951-955-9700
Fax: 951-955-8873

www.wrc-rca.org

[Go Back To Previous Page](#)

[GIS Home Page](#)

[TLMA Home Page](#)



September 22, 2009

Ron Goldman
Planning Director
County of Riverside
Transportation and Land Management Agency
Planning Department

Re: General Plan Amendment - Agent Authorization
APN 255-250-008 & 255-060-008 – Center Street
APN 255-150-001 - Spring Street

To Whom It May Concern:

Please accept this letter as our authorization to name Mr. Kirk Wallace as the Applicant and the Agent to sign the above referenced applications on our behalf.

Please let us know if you have any questions. You can contact us at (858)756-7584.

Sincerely Yours,

A handwritten signature in black ink, appearing to read 'Earl Sterrett'.

Earl Sterrett, Secretary / CFO
A.W. Properties West, LLC