

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
June 29, 2009

**SUBJECT: GENERAL PLAN AMENDMENT NO. 962** – Foundation-Regular – Applicant: Michelle Sadler – Engineer/Representative: n/a - First Supervisorial District - North Perris Zoning Area - Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Northerly of Money Ln., easterly of Seaton Avenue and southerly of Walnut Street and westerly of Patterson Avenue. – 7.31 Gross Acres - Zoning: Rural Residential - 1 Acre Minimum (R-R-1) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Very Low Density Residential (RC-VLDR) (1 Acre Minimum) to Community Development: Light Industrial (CD-LI) (0.25-0.60 Floor Area Ratio) – APN(s): 317-220-010 and 317-220-013

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**BACKGROUND:**

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested

Ron Goldman  
Planning Director

RG:th  
Rm

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande  
Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

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

Prev. Agn. Ref.

District: First

Agenda Number:

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.: 9.2**  
**Area Plan: Mead Valley**  
**Zoning District: North Perris Area**  
**Supervisorial District: First**  
**Project Planner: Tamara Harrison**  
**Planning Commission: June 24, 2009**

**General Plan Amendment No. 962**  
**Applicant: Michelle Sadler**  
**Engineer/Representative: Michelle Sadler**

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS**

### **RECOMMENDATIONS:**

The Planning Director recommends to adopt an order initiating proceedings for General Plan Amendment No 962 from Rural Community: Very Low Density Residential to Community Development: Light Industrial and the Planning Commission made the comments below. The Planning Director continues to recommend to adopt an order initiating proceedings. 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 he was somewhat concerned about the shape of the proposed site. He also had concerns about the lack of the Light Industrial designation in the immediate area around the subject site. Mr. Roth also stated that he had some concerns about the western two-thirds of the site. He stated that the proposal would allow Light Industrial to encroach into a rural area. He suggested that the owners of the site reach out to the surrounding neighbors. The owners indicated that they have received a favorable response from the immediate neighbors thus far.

**Commissioner John Snell:** No Comments

**Commissioner John Petty:** No Comments

**Commissioner Jim Porras:** No Comments

**Commissioner Jan Zuppardo:** No Comments

**Agenda Item No.: 9.2**  
**Area Plan: Mead Valley**  
**Zoning District: North Perris Area**  
**Supervisory District: First**  
**Project Planner: Tamara Harrison**  
**Planning Commission: June 24, 2009**

**General Plan Amendment No. 962**  
**Applicant: Michelle Sadler**  
**Engineer/Representative: Michelle Sadler**

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

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

The applicant proposes to amend the General Plan Foundation Component and land use designation from "Rural Community: Very Low Density Residential" (RC: VLDR) to "Community Development: Light Industrial" (CD: LI) for an approximately 7.42-acre property. The project is located northerly of Money Lane, easterly of Seaton Avenue, southerly of Walnut Street and westerly of Patterson Avenue.

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

The subject site is located within the community of "Mead Valley" which falls within the "Mead Valley" area plan. The site is located within the Mead Valley Redevelopment Area and is also located within the City of Perris's Sphere of Influence.

The site currently contains an existing, non-permitted emergency services contractor operation. The business responds to large bush fires throughout the area. There is currently an inconsistency between the existing use and the General Plan designation for the subject site. GPA00962 would bring the current use into consistency with the General Plan and would allow the business to begin the proper entitlement process needed to become a permitted use within the County.

There are a number of Foundation Change General Plan Amendments in the vicinity of the subject site including two that are proposing changes to the Business Park and Light Industrial designations. GPA00950 lies to the southeast of the subject site and the proposal from Rural Community: Very Low Density Residential to Community Development: Business Park was initiated by the Board of Supervisors (BOS) on March 3, 2009. The Board modified GPA00950 by adding three parcels directly to the south of the applicant's original proposal. GPA00915 lies to the northeast of the subject site and the BOS initiated staff's recommendation from Rural Community: Very Low Density Residential to Community Development: Business Park for the GPA00915 site including APN's: 317-150-055, 317-150-056, 317-150-057, 317-230-022, 317-230-023 and 317-230-049 on February 24, 2009. Other GPA's in the vicinity include GPA00939 to the south of the subject site which proposes a change from Rural: Rural Residential to Rural Community: Estate Density Residential but has not been before the Planning Commission at the time this staff report was written and GPA00989 which also lies to the west of the subject site proposing a change from Rural: Rural Residential to Community Development: Very Low Density Residential, Light Industrial, Mixed Use Planning Area and a Mixed Use Planning Area with a Commercial Center Overlay which also has not been before the Planning Commission at the time this staff report was written. Plot Plan No. 21813 (PP21813), to the northeast of the subject site approved an Industrial Park with 11 buildings in 2007. The change that has occurred in the area since the adoption of the General Plan in 2003 substantiates the request. The proposal would be a continuation of and would be consistent with the surrounding proposals and approvals in the area, keeping with the vision for the area.

The site also falls within Cell 2432, Cell Group B under the County's Multiple Species Habitat Conservation Plan (MSHCP). The western parcel (317-220-010) has previously undergone the Habitat Acquisition and Negotiation Strategy (HANS) process under HANS00500 (see attached) where it was determined that no conservation is required on this parcel. The eastern parcel, which houses the existing business, had not undergone HANS at the time this staff report was written.

**RECOMMENDATIONS:**

The Planning Director recommends adoption of an order initiating proceedings for General Plan Amendment No. 962 from Rural Community: Very Low Density Residential to Community Development: Light Industrial. The adoption of such an order does not imply that the proposed GPA will be approved.

**INFORMATIONAL ITEMS:**

1. This project was filed with the Planning Department on February 14, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$2068.54.
3. The project site is currently designated as Assessor's Parcel Numbers 317-220-010 and 317-220-013.

# RCA JPR REVIEW

## Project Information

Date: 7/05/05

JPR #: 05 06 23 02

Permittee: County of Riverside

Case Information: County HANS 500

Site Acreage: 4.8 acres

Portion of Site Proposed for MSHCP Conservation Area: 0 acres

## Criteria Consistency Review

### Data:

Applicable Core/Linkage: Noncontiguous Habitat Block 4

Area Plan: Mead Valley

APN	Sub-Unit	Cell Group	Cell
317220010	SU1 - Motte/Rimrock	B	2432

### Comments:

- a. Proposed Noncontiguous Habitat Block 4 is comprised of the Motte Rimrock Reserve. It provides Habitat for a number of Planning Species, including Quino checkerspot butterfly, coastal California gnatcatcher, and Stephens' kangaroo rat. Maintenance of large intact interconnected habitat blocks is important for these species.
- b. Conservation within Cell Group B will contribute to assembly of Proposed Noncontiguous Habitat Block 4. Conservation within this Cell Group will focus on assembly of coastal sage scrub and grassland habitat. Areas conserved within this Cell Group will be connected to coastal sage scrub and grassland habitat proposed for conservation in Cell Group A to the west and to coastal sage scrub habitat proposed for conservation in Cell #2529 to the east and #2633 to the south. Conservation within this Cell Group will range from 70%-80% of the Cell Group focusing in the southern portion of the Cell Group.
- c. The application materials do not indicate what the owner plans to do with the property. The applicant has not provided for open space. The configuration and size of the proposed development is consistent with the Reserve Assembly objectives for this area as it is in the northern section of Cell Group B, and not within the areas targeted for conservation within Cell Group B. Therefore, it is not anticipated that implementation of the project would conflict with Reserve Assembly in this area.

## Other Plan Requirements

### Data:

Section 6.1.2 – Riparian/Riverine/Vernal Pool Mapping Provided:

Yes. Information was provided.

## RCA JPR REVIEW

Section 6.1.3 – Narrow Endemic Plant Species Surveys Provided:

No. The project site is not located within a Narrow Endemic Plant Species Survey Area.

Section 6.3.2 – Additional Species Surveys Provided:

Yes. A habitat assessment and survey were conducted for burrowing owl. Additional species surveys are not required.

Section 6.1.4 – Guidelines Pertaining to Urban/Wildland Interface:









Yes. The application materials include project conditions.

### ***Comments:***

- a. Areas meeting the definition of riparian/riverine areas or vernal pools do not appear to be on the property based on the site description, and exhibits including aerial photographs. In addition, references contained in the burrowing owl survey report indicate the absence of features that would meet the definition of riparian/riverine or vernal pool areas. No additional requirements from Section 6.1.2 of the MSHCP are applicable.
- b. A focused habitat assessment and site survey was conducted for burrowing owl habitat on the property in March 2005. The assessment concluded that although there was burrowing owl habitat, no burrowing owls or burrowing owl sign were observed on the site. The project demonstrates compliance with Section 6.3.2 of the MSHCP.
- c. Implementation of the project conditions referenced in the application materials would satisfy the requirements contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area.

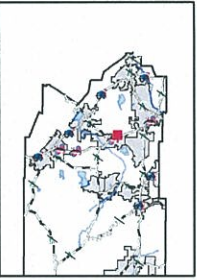
# MSHCP HANS - PM32334 - Intake 500



-  Parcel
-  Criteria Cells
-  Roads
-  Intake Boundaries
-  HANS Designations
-  Least Sensitive Portion of Lot
-  Pending
-  No Disturbance Area

**FINAL**

Date: 6-21-2005



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and corrections. The County of Riverside and its staff and other sources should be queried for the most current information. Do not copy or resell this map.



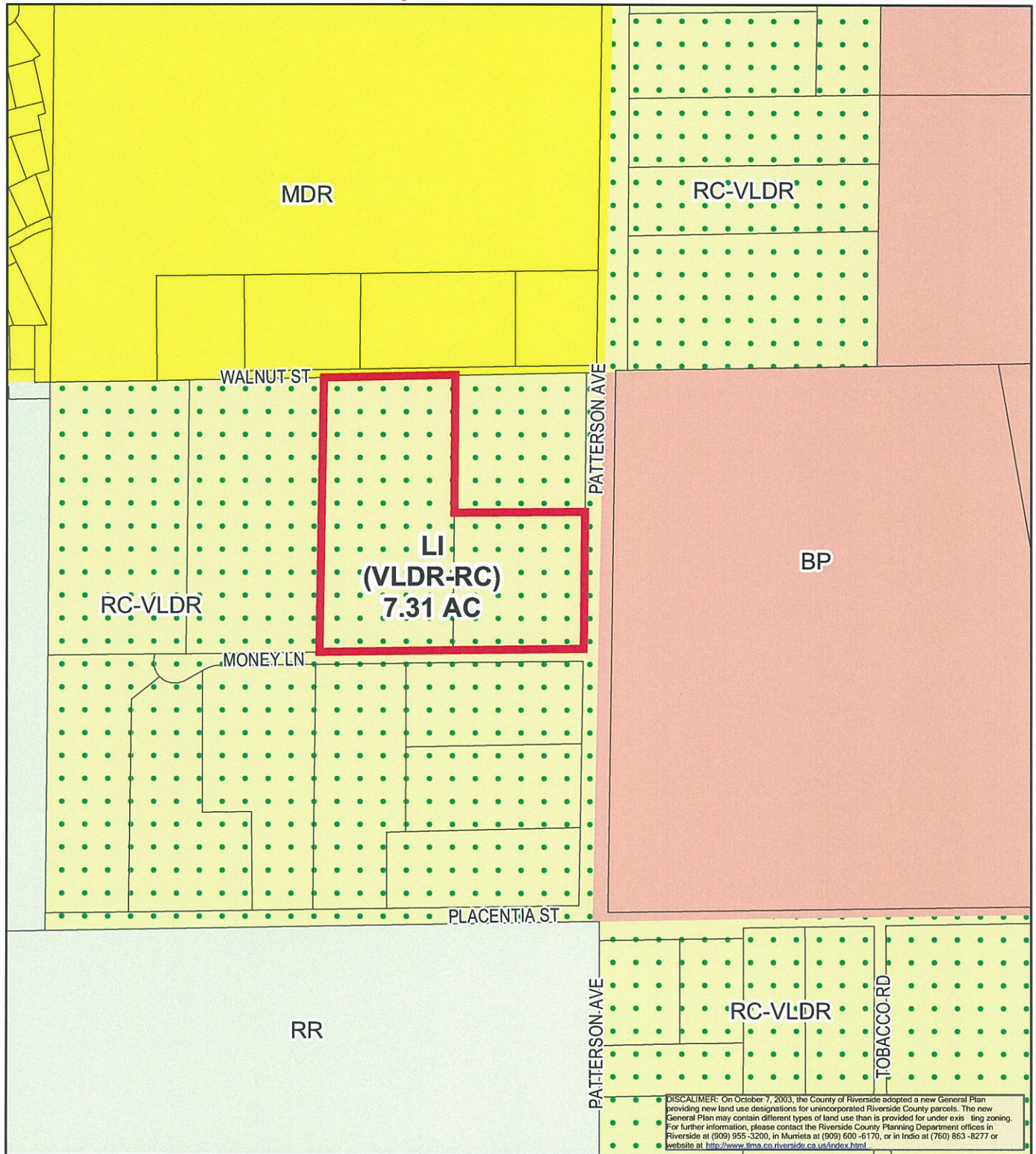
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Rebecca Korinek  
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**RIVERSIDE COUNTY PLANNING DEPARTMENT**

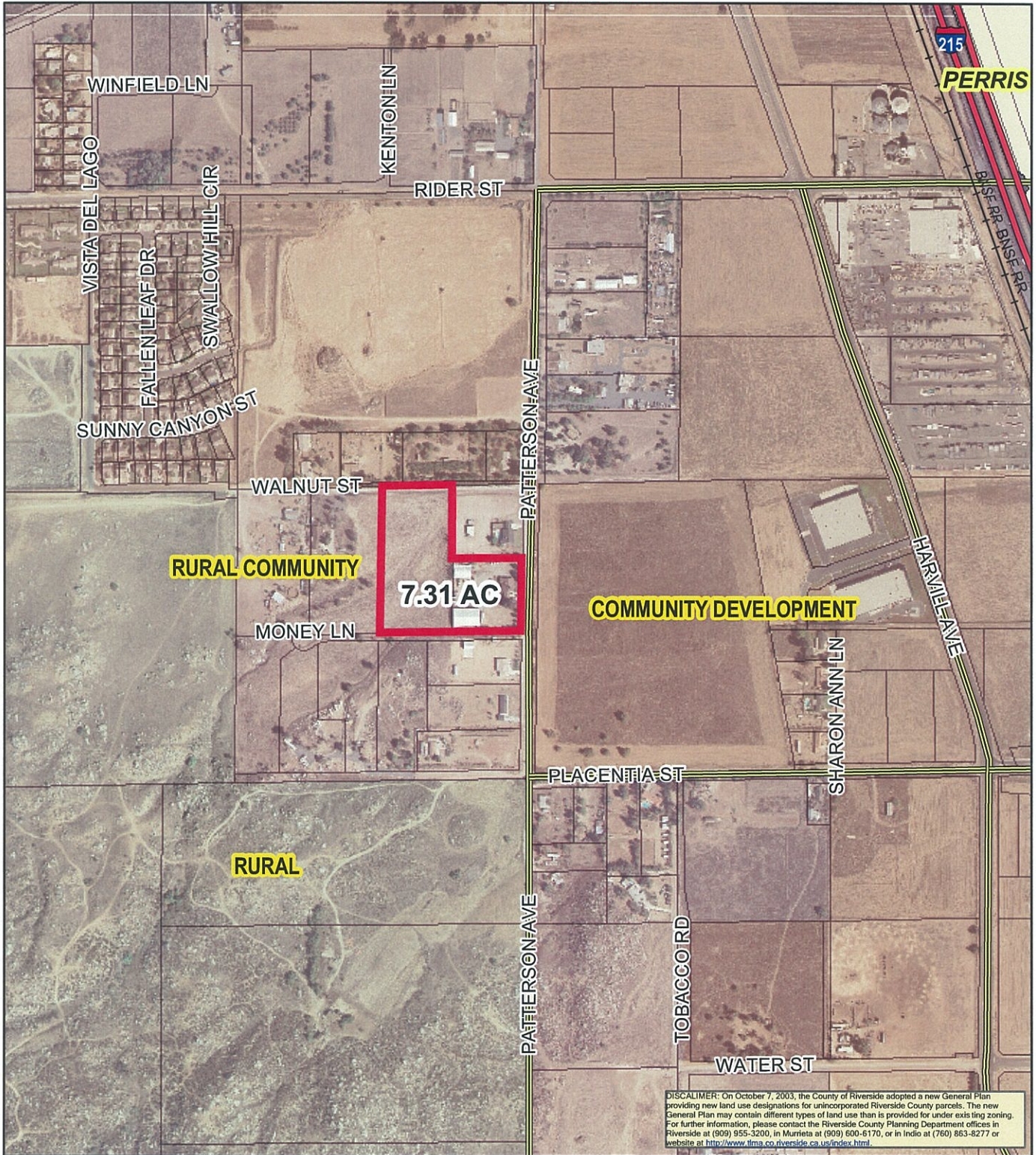
Area: North Perris  
Township/Range: T4SR4W  
Section: 13



Assessors  
Bk. Pg. 317-22  
Thomas  
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DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: North Perris  
Township/Range: T4SR4W  
Section: 13



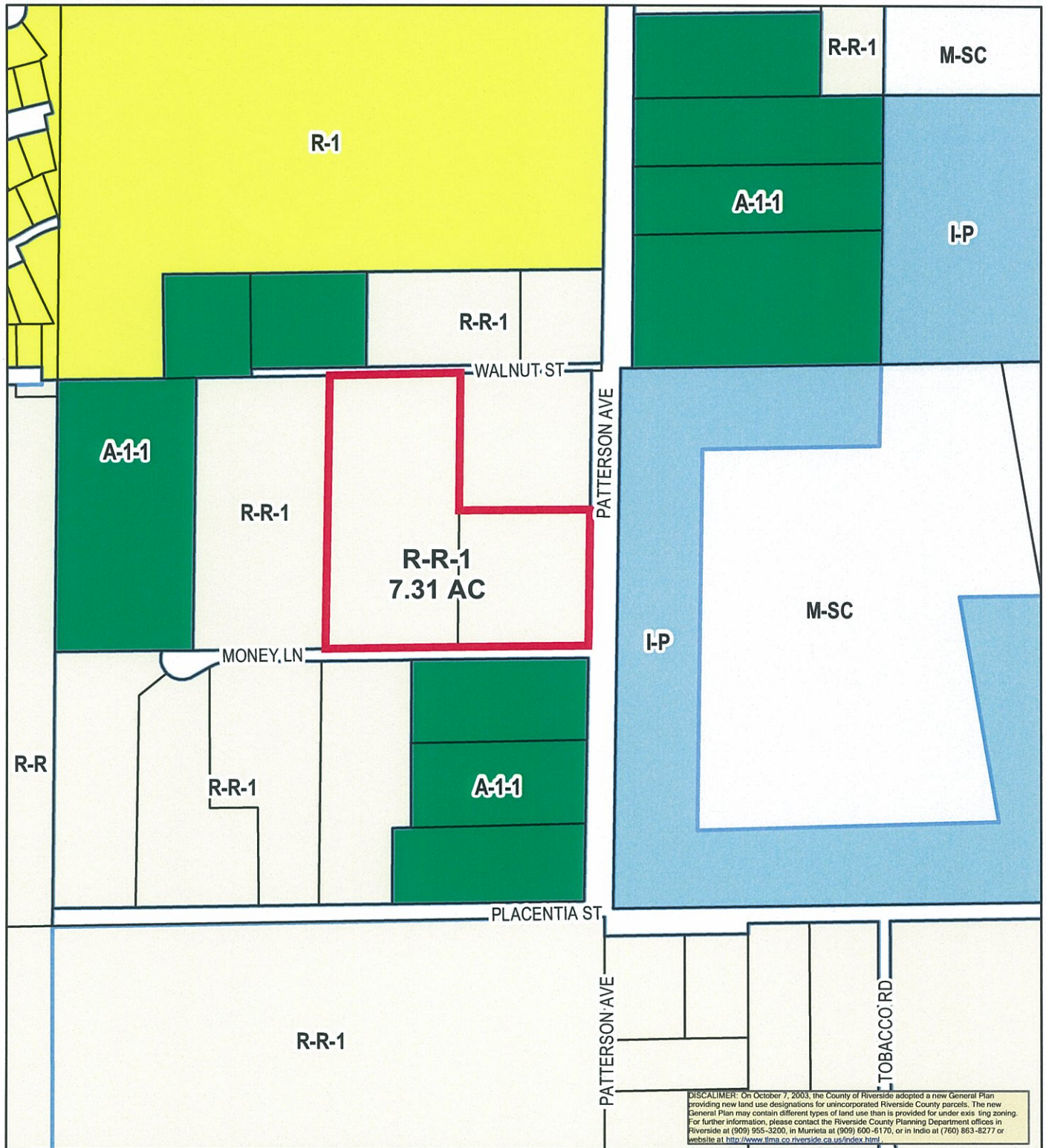
Assessors  
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Supervisor Buster  
District 1  
Date Drawn: 3/03/08

# GPA00962

## EXISTING ZONING

Planner: Tamara Harrison  
Date: 3/10/08  
Exhibit 2



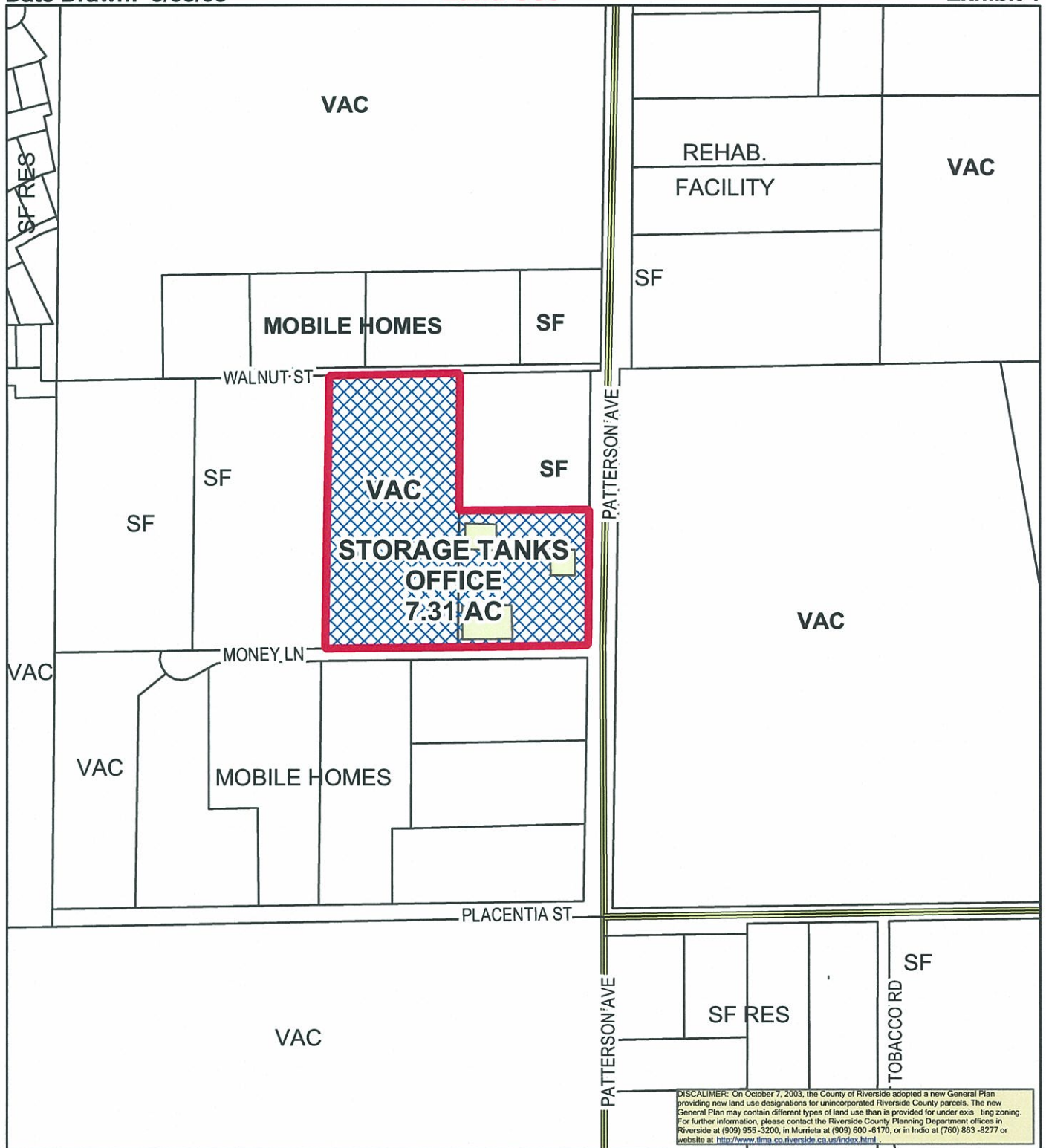
### RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: North Perris  
Township/Range: T4SR4W  
Section: 13



Assessors  
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RIVERSIDE COUNTY PLANNING DEPARTMENT

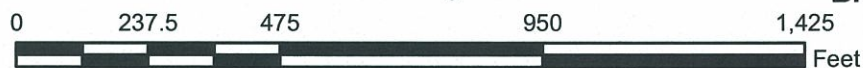
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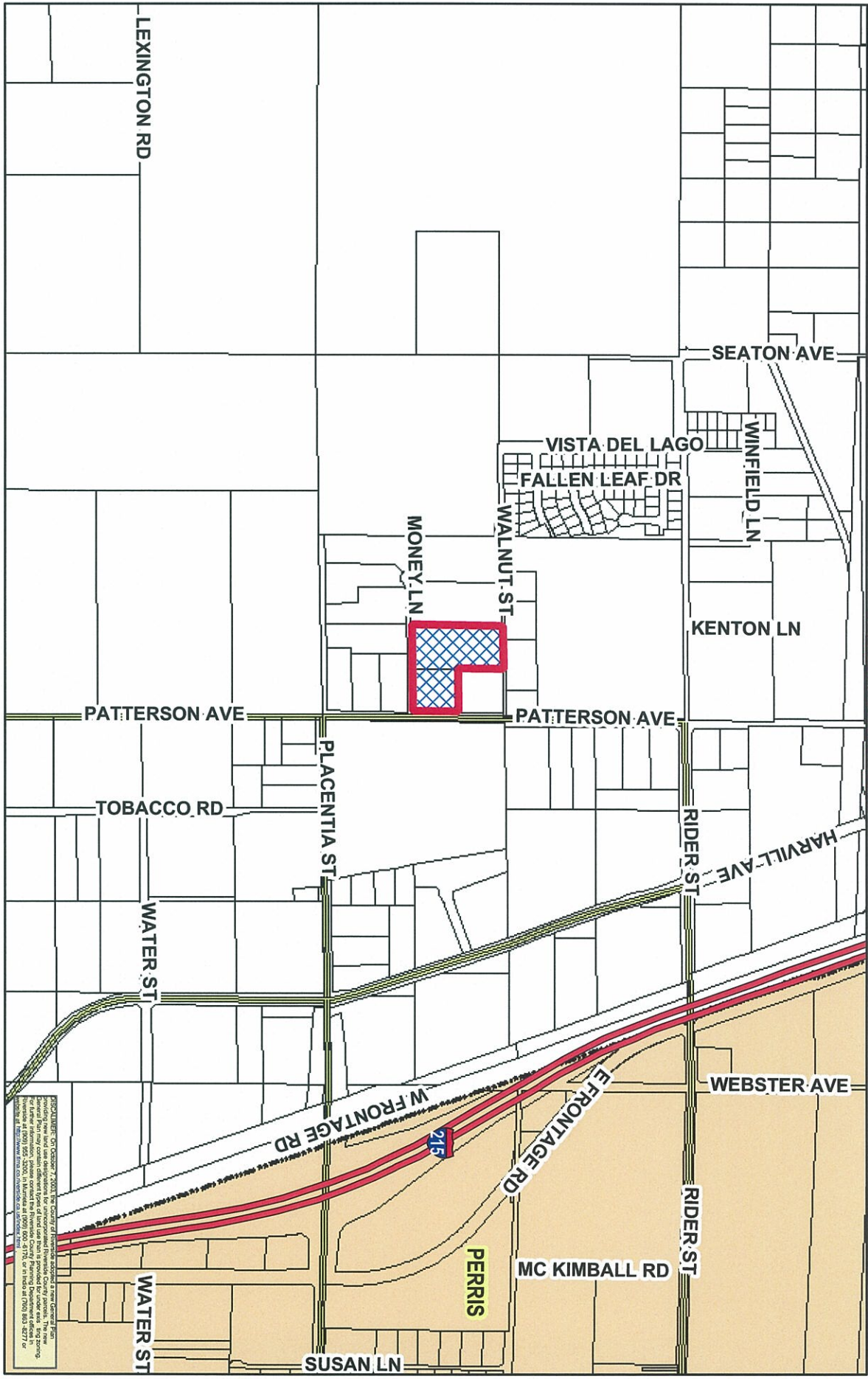
Area: North Perris  
Township/Range: T4SR4W  
Section: 13



Supervisor Buster  
District 1  
Date Drawn: 3/03/08

# GPA00962 POLICY AREAS

Planner: Tamara Harrison  
Date: 03/10/08  
Exhibit 8



## RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: North Perris  
Township/Range: T4SR4W  
Section: 13



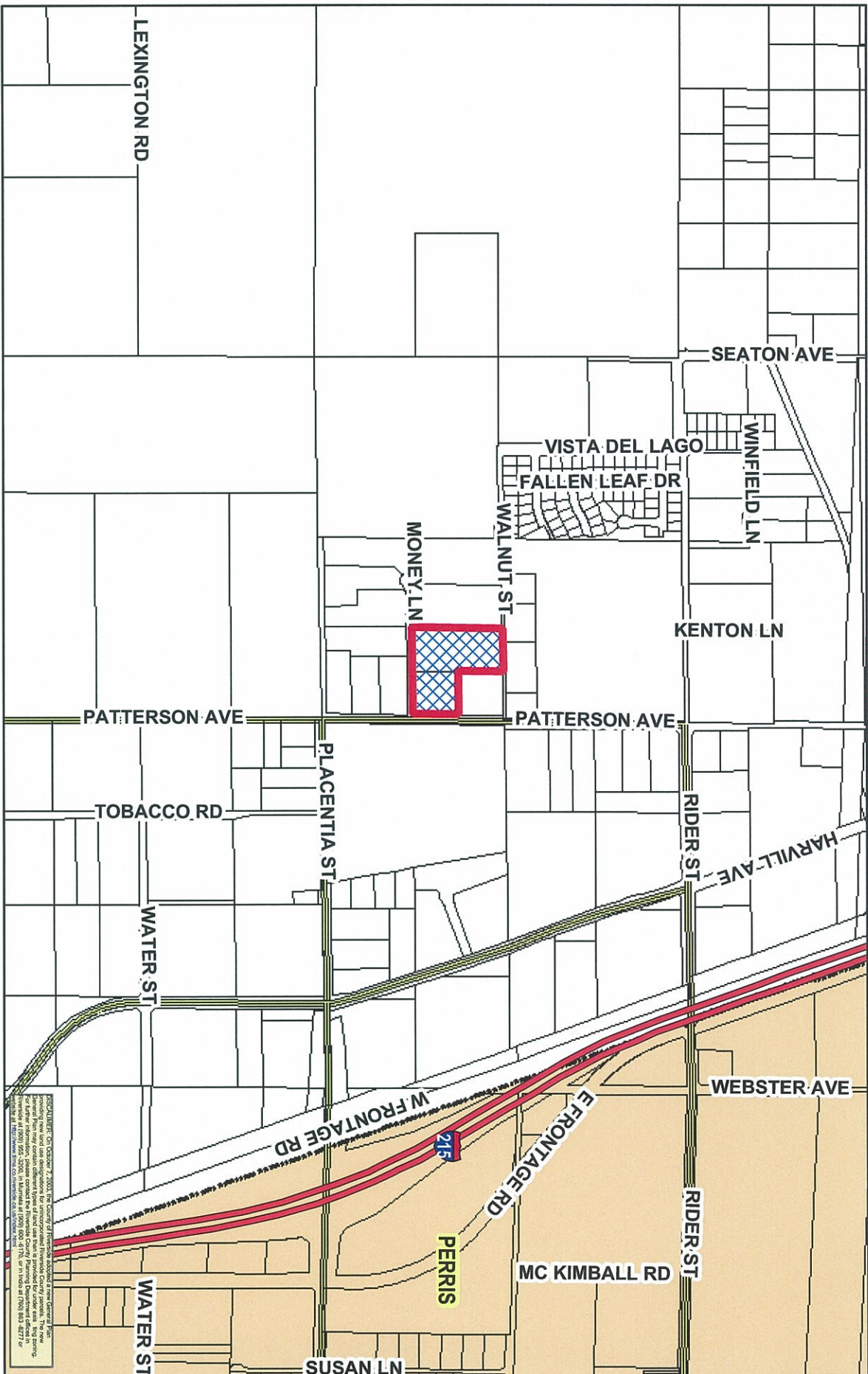
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The General Plan may contain different types of land use than is provided for under this zoning ordinance at (909) 955-3200, in March at (909) 900-4172, or in March at (909) 900-4277 or by contacting the Riverside Planning Department at (909) 900-4172.

Assessors  
Bk. Pg. 317-22  
Thomas  
Bros. Pg. 777 D4

Supervisor Buster  
District 1  
Date Drawn: 3/03/08

**GPA00962**  
**VICINITY MAP**

Planner: Tamara Harrison  
Date: 03/10/08  
VICINITY MAP



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area: North Perris  
Township/Range: T4SR4W  
Section: 13



ENCLOSURE: 07/05/07 7:20AM T4SR4W Section 13. This map is provided for informational purposes only. The new boundary lines may contain errors. The user is responsible for verifying the accuracy of the information. The new boundary lines are not to be used for legal purposes. For more information, please contact the Riverside County Planning Department at (951) 955-3200, (951) 955-4170, or (951) 955-4277.

Assessors  
Bk. Pg. 317-22  
Thomas  
Bros. Pg. 777 D4



**FAX MEMO**

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June 21, 2009

TO: Mike Harrod

Chantell Griffin, Planning Commission Secretary

FROM: Dan Silver, EHL (213-804-2750)

RE: Items 7 and 9 (June 24, 2009)

Pages: 4 (including cover)

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**RECEIVED**  
JUN 23 2009  
ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Distribution to Commissioners is appreciated.

*Thank you*

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



June 20, 2009

*VIA ELECTRONIC MAIL AND FACSIMILE*

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

**RE: Items 7.0 and 9.0, General Plan Amendment Initiation Proceedings  
 (June 24, 2009)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals. For your information, EHL has submitted extensive comments on County-initiated GPA 960 as part of the General Plan Advisory Committee (GPAC) process.

Item 7.1, GPA 952 (REMAP)

*Concur with original staff recommendation to deny initiation.* This proposal would create large-scale urbanization on 736 acres in an area utterly unsuited to these uses, due to infrastructure and service deficiency, lack of water, fire hazard, and MSHCP Criteria Cells. No new circumstances justify the proposed foundation change, and any consideration of intensified uses in this region should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 7.2, GPA 1022 (Mead Valley)

*Concur with original staff recommendation to deny initiation.* There are no new circumstances to justify urbanization of an intact rural area that lacks services.

Item 7.3, 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 9.1, GPA 896 (Temescal)

*Concur with staff recommendation to deny initiation.* As proposed by the applicant, the GPA would be inconsistent with the MSHCP HANS determination. If the staff's alternative recommendation for development in the northern portion were to be accepted, there should first be an understanding as to how the proposed development and conservation areas will "fit" into MSHCP assembly for this region. While the HANS report may contain this information, it is not available in the documentation for this item. *Why can't the HANS determinations be posted for public review?*

Item 9.2, GPA 962, Mead Valley

*No position.* The site lies within MSHCP Criteria Cells. While a previous HANS determination showed that the western portion was not needed for conservation, there has been no evaluation of the eastern portion. However, it is unlikely that changing the designation from 1-acre lot Rural Community to CD Light Industrial will prejudice pre-serve assembly.

Item 9.3, GPA 1021 (Good Hope)

*Concur with staff recommendation to deny initiation.*

Item 9.4, GPA 1032 (Gavilan Hills)

*Disagree with staff recommendation to initiate.* This 57-acre site is part of an intact block of Rural land and forms a *well-defined edge* with the estate lots to the north. The applicant wishes various Rural Community designations and the staff recommendation is to "bargain" with the applicant and grant 2-acre estate lots. However, to redesignate this land in *either* way would encroach onto Rural without any substantial change in circumstances as justification. Rather, it would grant a special *exception* for one applicant, show favoritism, and set a precedent that would lead to progressive loss of Rural lands. The staff recommendation is an example of the lack of planning rigor that has too-often characterized the landowner-initiated process. *Furthermore, the staff report is deficient in failing to indicate whether MSHCP Criteria Cells are affected.*

Item 9.5, GPA 1038 (Gavilan Hills)

*Disagree with staff recommendation to initiate.* This is a massive proposal to redesignate 365 acres of intact Rural land to highly inefficient, greenhouse gas-intensive 2-acre estate lots. Mostly surrounded by other Rural lands, such conversion would not reflect a substantial change in circumstances, and thus *does not meet* the criteria for a Foundation change. Staff's recommendation demonstrates a utter lack of commitment to the integrity of the Rural designations, and as in the case above, would grant a special *exception* for one applicant, show favoritism, and set a precedent that would lead to progressive loss of Rural lands. *Furthermore, the staff report is highly deficient in failing to indicate whether MSHCP Criteria Cells are affected. Whether or not MSHCP assembly would be prejudiced by intensified uses is critical information, and this absence shows an unacceptable carelessness in the Planning Dept's approach to these GPAs.*

In conclusion, we are disappointed that some of the staff recommendations show a lack of planning rigor and fail to comply with the Administrative Element Certainty System. We urge the Commission to take a hard look at these cases and act to maintain Rural and habitat areas. 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 Offices  
George Johnson, TLMA  
Ron Goldman, Planning Dept.  
Carolyn Luna, Environmental Programs Dept.  
Charlie Landry, Regional Conservation Authority  
Interested parties