

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

101 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:  
January 26, 2010

**SUBJECT: GENERAL PLAN AMENDMENT NO. 926** - Foundation-Regular – Applicant: David Jeffers Consulting, Inc. – Engineer/Representative: David Jeffers - Third Supervisorial District - French Valley Zoning Area - Southwest Area Plan: Rural: Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) – Location: Westerly of Highway 79, easterly of Leon Road, northerly of Keller Road and southerly of Scott Road - 101.37 Gross Acres - Zoning: Rural Residential - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the Land Use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) to Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) - APN('s) 472-100-001, 472-100-002, 472-100-004, 472-100-005, 472-100-006, 472-100-007, 472-100-008, and 472-100-009.

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment as modified by staff to be added to the "Specific Plan Required Policy Area" 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

REVIEWED BY EXECUTIVE OFFICE

DATE 2/22/10  
Tina Grande  
Departmental Concurrence

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

Prev. Agn. Ref.

District: Third

Agenda Number:

15.2

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.

**FAX MEMO**

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February 26, 2010

**TO:** Clerk of the Board  
Supervisor Bob Buster (ATTN: Dave Stahovich)  
Supervisor John Tavaglione (ATTN: John Field)  
Chairman Jeff Stone (ATTN: Olivia Barnes)  
Supervisor John J. Benoit (ATTN: Mike Gialdini)  
Supervisor Marion Ashley (ATTN: Darcy Kuenzi)

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

**RE:** Agenda Item 15, March 2, 2010 (General Plan Amendment Initiation Proceedings)

**PAGES:** 3 (including cover)

15.2

217-02-048874

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



February 26, 2010

*VIA FACSIMILE AND ELECTRONIC MAIL*

Chairman Marion Ashley  
Riverside County Board of Supervisors  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, CA 92501

**RE: Item 15, General Plan Amendment Initiation Proceedings (March 2, 2010)**

Dear Chairman Ashley and Members of the Board:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on this set of landowner-initiated GPAs. Once again, we ask you to exercise planning discipline and to uphold the integrity of the General Plan and the Certainty System.

Item 15.1, GPA 916 (Winchester)

***Concur with staff recommendation to deny initiation.*** The site is outside the existing commercial core and no changed circumstances justify the proposal. As staff notes, future "Rural Commercial Policies" may apply, however.

Item 15.2, GPA 926 (French Valley)

***Disagree with staff recommendation to initiate.*** This 101-acre site is part of a currently intact Rural landscape and additionally forms a distinct edge to an encroaching Community Development designation to the east. This entire area serves as a "Community Separator" for the City of Menifee to the west. According to staff, "Additional Foundation Component General Plan Amendments surround the subject site but have not been presented before the Planning Commission or the Board of Supervisors as of yet." Thus, in a "domino effect," initiation of GPA 926 would induce successive neighboring Foundation changes from Rural to Community Development *despite the complete absence of an absorption study showing that any additional urban land is actually needed.* Staff's recommendation indicates a substantial failure of the Landowner-initiated GPA process to stabilize land uses and direct urban growth to municipalities and an orderly process of annexation. Rather, initiation of this proposal would show that piecemeal, applicant-driven GPAs continue to determine land use in the County. We acknowledge the preliminary analysis of MSHCP Criteria Cells, but internal density transfer at the current density would probably accomplish MSHCP goals better than the proposed GPA.

**Item 15.3, GPA 954 (French Valley)**

***Pending additional analysis, disagree with both applicant's proposal and with staff's modified recommendation for initiation.*** Adjacent to this 49-acre property is a large block of conserved habitat (OS-CH). However, information on the relationship of the property to the MSHCP is not provided. No decision should be made until this information is available.

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

With best regards,



Dan Silver, MD  
Executive Director

cc: Clerk of the Board

Electronic cc: Board Offices  
George Johnson  
Ron Goldman  
Damian Meins  
Mike Harrod  
Katherine Lind  
Interested parties

**PLANNING COMMISSION  
MINUTE ORDER JANUARY 13, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 5.2: GENERAL PLAN AMENDMENT NO. 926** – Foundation / Regular – Applicant: David Jeffers Consulting, Inc. – Engineer/Representative: David Jeffers - Third Supervisorial District - French Valley Zoning Area - Southwest Area Plan: Rural: Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) – Location: Westerly of Highway 79, easterly of Leon Road, northerly of Keller Road and southerly of Scott Road - 101.37 Gross Acres - Zoning: Rural Residential - APN(s) 472-100-001, 472-100-002, 472-100-004, 472-100-005, 472-100-006, 472-100-007, 472-100-008, and 472-100-009.

II. **PROJECT DESCRIPTION**

This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the Land Use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) to Medium Density Residential (CD:MDR) (2-5 Dwelling units Per Acre).

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Tamara Harrison at 951-955-9721 or e-mail [tharriso@rctlma.org](mailto:tharriso@rctlma.org).

The following spoke in favor of the subject proposal:

Dave Jeffers, Applicant's Representative

No one spoke in a neutral position 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](mailto:cgriffin@rctlma.org).

Agenda Item No.: 5.2  
Area Plan: Southwest Valley  
Zoning District: French Valley  
Supervisory District: Third  
Project Planner: Tamara Harrison  
Planning Commission: January 13, 2010

General Plan Amendment No. 926  
Applicant: David Jeffers Consulting, Inc.  
Engineer/Representative: David Jeffers

## 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 General Plan Amendment No. 926 as modified by staff to be added to the "Specific Plan Required Policy Area" and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board adopt an order initiating proceedings for the general plan amendment. 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:** Mr. Roth disagreed with staff that the proposal, as modified by staff to be added to the "Specific Plan Required Policy Area," should be initiated. Mr. Roth stated that rural properties are being invaded by urbanization and that it would make more sense to develop the Community Development that lies to the east of the site. He also stated that this proposal would be taking a large chunk of rural land out of circulation.

**Commissioner John Snell:** No Comments

**Commissioner John Petty:** Mr. Petty indicated that the problem with General Plan Initiation Proceedings is that we are assuming that it is a project when it is in fact nothing more than an indication of whether or not it would be reasonable to proceed with the General Plan Amendment. He commented that many of the comments Commissioner Roth brought forward would be explored further once subsequent applications are submitted and public hearings are held before the appropriate hearing body. Mr. Petty is concerned that there may be a number of people in this area that wish to change their General Plan designation based on many of the applications that have assemblages of owners and they should at least be able to have their voices heard. Commissioner Petty again commented that the intent of the process is to have a first glance to determine whether or not the proposal is reasonable, and then the applicant will have to come back before the Commission having fully informed the surrounding area of a project specific application.

**Commissioner Jim Porras:** No Comments

**Commissioner Jan Zuppardo:** No Comments

**Agenda Item No.: 5.2**  
**Area Plan: Southwest**  
**Zoning District: Winchester**  
**Supervisory District: Third**  
**Project Planner: Tamara Harrison**  
**Planning Commission: January 13, 2010**

**General Plan Amendment No. 926**  
**Applicant: Dave Jeffers Consulting**  
**Engineer/Rep.: Dave Jeffers**

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

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

The applicant proposes to amend the General Plan Foundation Component of the subject site from "Rural" (RUR) to "Community Development" (CD) and the General Plan Land Use designation of the subject site from "Rural Residential" (RR) (5 acre minimum lot size) to "Medium Density Residential" (MDR) (2-5 du/ac) for an approximately 101.37 acre site. The project is located northerly of Keller Road, southerly of Scott Road, westerly of Highway 79 and easterly of Leon Road.

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

The subject site is located in the "French Valley" community within the Southwest Area Plan. The site is also located within the City of Murrieta's Sphere of Influence. The County's Rural: Rural Residential designation currently surrounds the site in all directions, however; Community Development designations can be found to the north of the site along Wickard Road, to the south of the site along Keller Road and Flossie Way and to the east of the site along Highway 79. The City of Menifee lies to the west of the site across Leon Road. There is an area to the west of the site which requires a 2 ½ acre minimum lot size under the Leon Road/Keller Road Policy Area; however, the subject site lies east of the Policy Area.

The northern portion of the site abuts Scott Road which has been classified by the Circulation Element of the General Plan as an "Urban Arterial," ultimately having six lanes and a 152' right of way. The site is located along a portion of Scott Road that lies between Specific Plan No. 310 to the east of the site at Highway 79 and the intersection of Scott Road and Interstate 215 to the west. Prior to the incorporation of the City of Menifee, the intersection of Scott Road and Interstate 215 was designated as a Job Center/Town Center under the County's General Plan. The City has adopted and is currently using the County's General Plan until the City adopts a General Plan of its own. Given the urbanization trends along Scott Road and anticipated infrastructure improvements for the area, increased development is likely to follow.

General Plan Amendment No. 951 (GPA00951) which lies south of the subject site was initiated by the County Board of Supervisors from Rural: Rural Residential to Community Development: Specific Plan on March 3, 2009. Additional Foundation Component General Plan Amendments surround the subject site but have not been presented



before the Planning Commission or the Board of Supervisors as of yet. These amendment applications are seeking various Community Development designations.

The site has been identified as being a part of Cell Group "U" under the County's Multiple Species Habitat Conservation Plan (MSHCP). Cell Group "U" will contribute to the assembly of Proposed Constrained Linkage 17. Conservation within this Cell Group will range from 65%-75% of the Cell Group with the majority of the conservation occurring within the eastern portion of the Cell Group. This area will connect to areas to the south extending to the east and west. The subject site is located within the eastern half of the cell group. The southern portion of the site may require conservation, thereby contributing to establish Proposed Constrained Linkage 17 while freeing the northern portion of the site for potential development. In addition to any conservation which may be required at the south end of the site, the site will also be required to conform to additional plan wide requirements of the MSHCP such as Riparian/Riverine Policies, Specific Species Surveys, Urban/Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plant Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) as applicable. Conserved portions of the site, if any, will be identified as part of the Habitat Acquisition and Negotiation Strategy (HANS) process.

The current proposal is inconsistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the mid-point of the existing designation due to transportation infrastructure and capacity deficiencies. The policy did not include provisions to increase potential densities within the policy area as proposed by this amendment. A workshop was held at the regular Planning Commission meeting on September 30, 2009 in order to discuss the Highway 79 Policy area and the regular Foundation General Plan Amendments that fall within the policy area. As a result of the workshop, the Planning Commission recommended that those Foundation General Plan Amendments within the policy area be brought forward on a case by case basis in order to determine the appropriateness of each proposal and that the Highway 79 policies be reviewed during the General Plan update for potential amendments.

The potential to address conservation requirements under the MSHCP; the existence of established and planned commercial development, particularly at the intersections of Scott Road and Winchester Road and Interstate 215; the incorporation of the City of Menifee; planned circulation improvements in the vicinity including Scott Road; and the availability of sewer and water within ½ mile of the site constitute a change in circumstances that could potentially accommodate uses within the Community Development Foundation.

However, staff recommends that a specific plan be required to develop the site and that it be added to the General Plan's "Specific Plan Required Policy Area." This will allow for comprehensive development of this and many of the surrounding sites that are currently seeking Foundation Change General Plan Amendments. The Specific Plan Required Policy Area will also be recommended for the following General Plan Amendments in the area: 925, 926, 974 and 976.

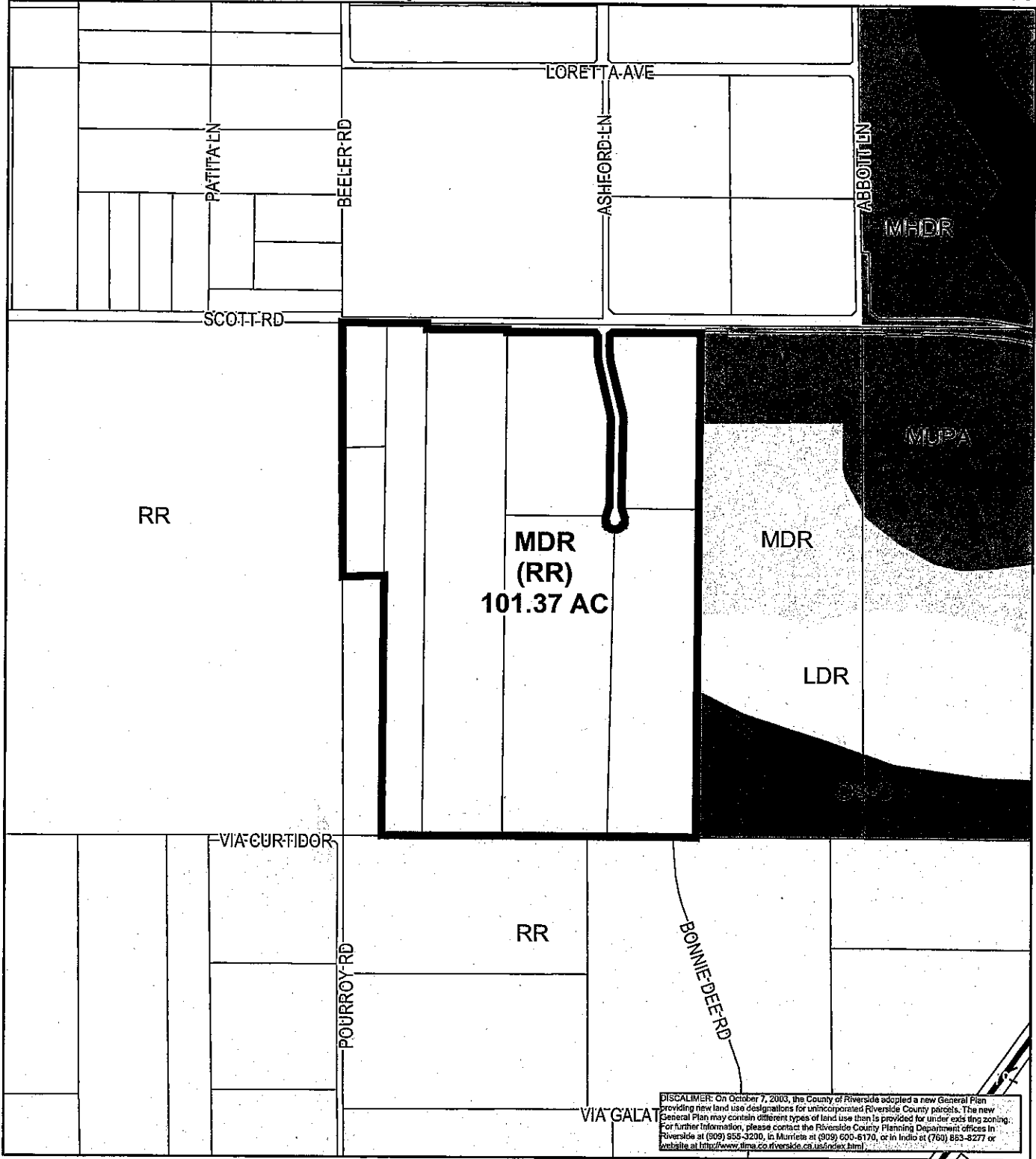
**RECOMMENDATION:**

The Planning Director's recommendation is to adopt an order initiating proceedings for General Plan Amendment No. 926 as modified by staff to be added to the Specific Plan Required Policy Area. 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. This project was filed with the Planning Department on February 7, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$3,383.67.
3. The project site is currently designated as Assessor's Parcel Numbers: 472-100-001, 472-100-002, 472-100-004, 472-100-005, 472-100-006, 472-100-007, 472-100-008, 472-100-009.

**Proposed General Plan**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
Area: French Valley  
Township/Range: T6SR2W  
Section : 21



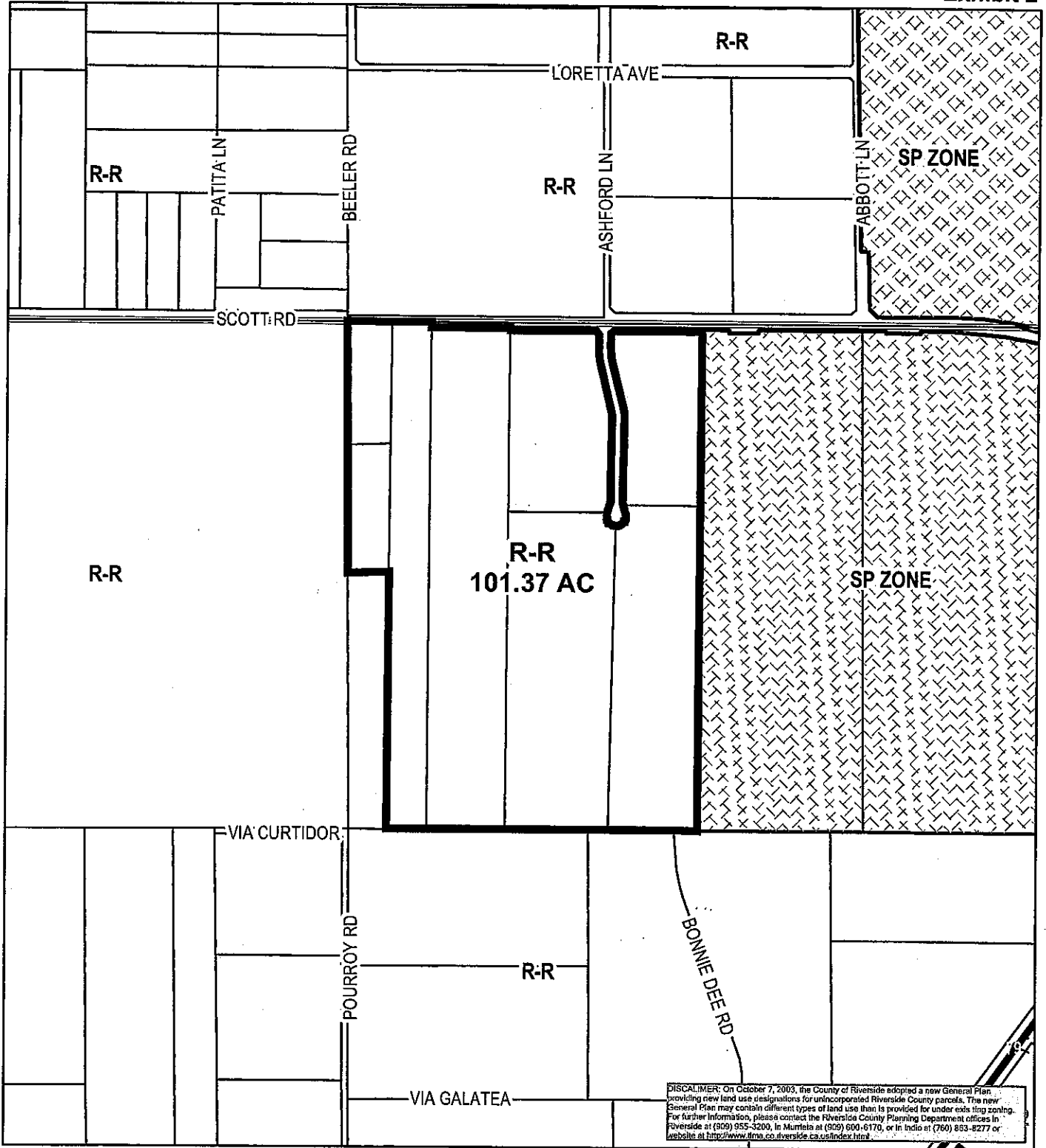
Assessors  
Bk.Pg. 472-10  
Thomas  
Bros. Pg. 899 D1

Supervisor Stone  
District 3  
Date Drawn: 2/20/08

# GPA00926

## EXISTING ZONING

Planner: Amy Aldana  
Date: 2/29/08  
Exhibit 2

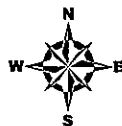


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 833-8277 or website at <http://www.lma.co.riverside.ca.us/index.html>.

Zone  
Area: French Valley  
Township/Range: T6SR2W  
Section : 21

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 472-10  
Thomas  
Bros. Pg. 899 D1

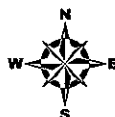




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**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area  
 Plan: French Valley  
 Township/Range: T6SR2W  
 Section: 21

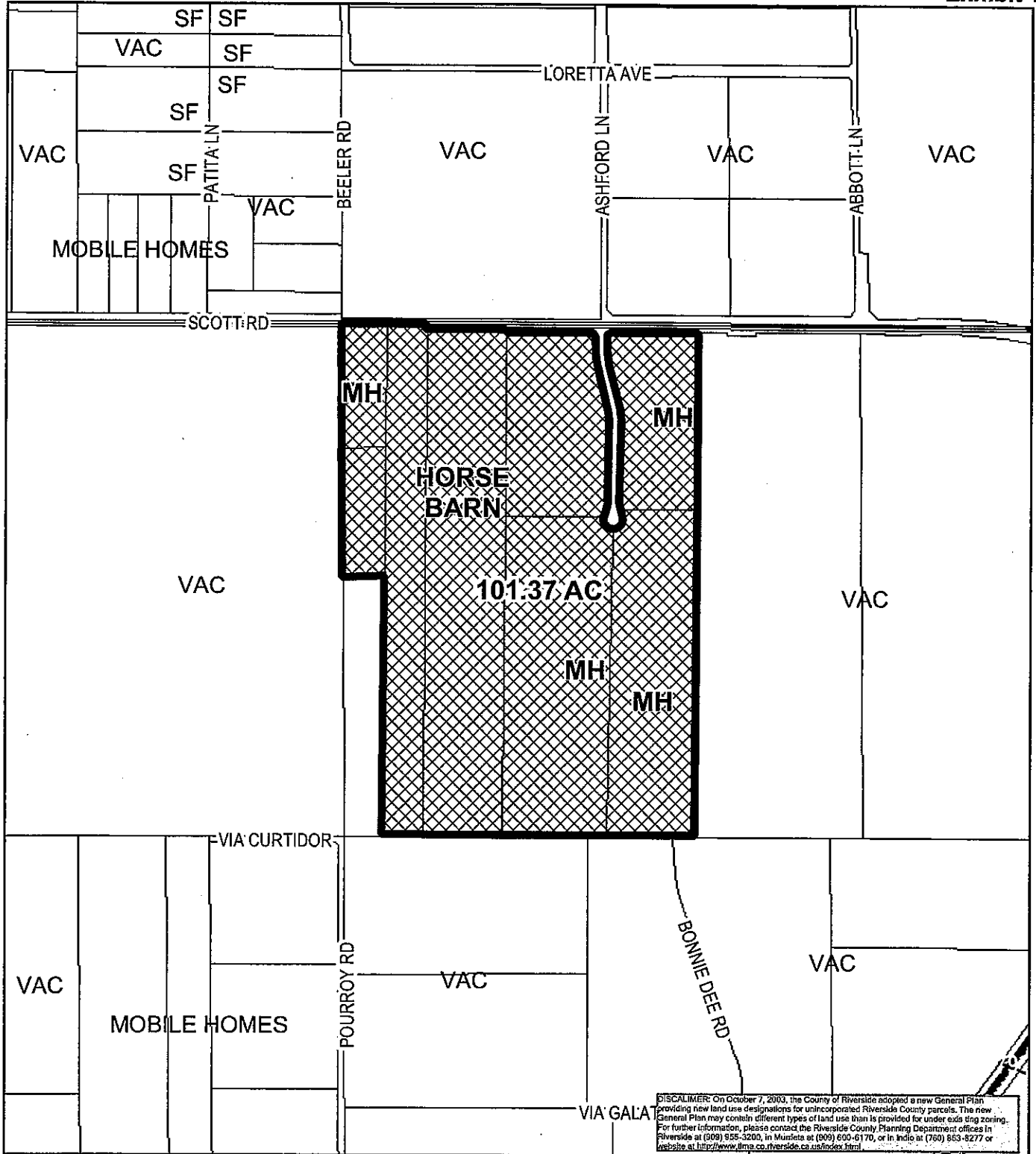


Assessors  
 Bk. Pg. 472-10  
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Supervisor Stone  
 District 3  
 Date Drawn: 2/20/08

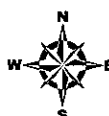
**GPA00926**  
 Land Use

Planner: Amy Aldana  
 Date: 2/29/08  
 Exhibit 1



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 Area: French Valley  
 Township/Range: T6SR2W  
 Section : 21



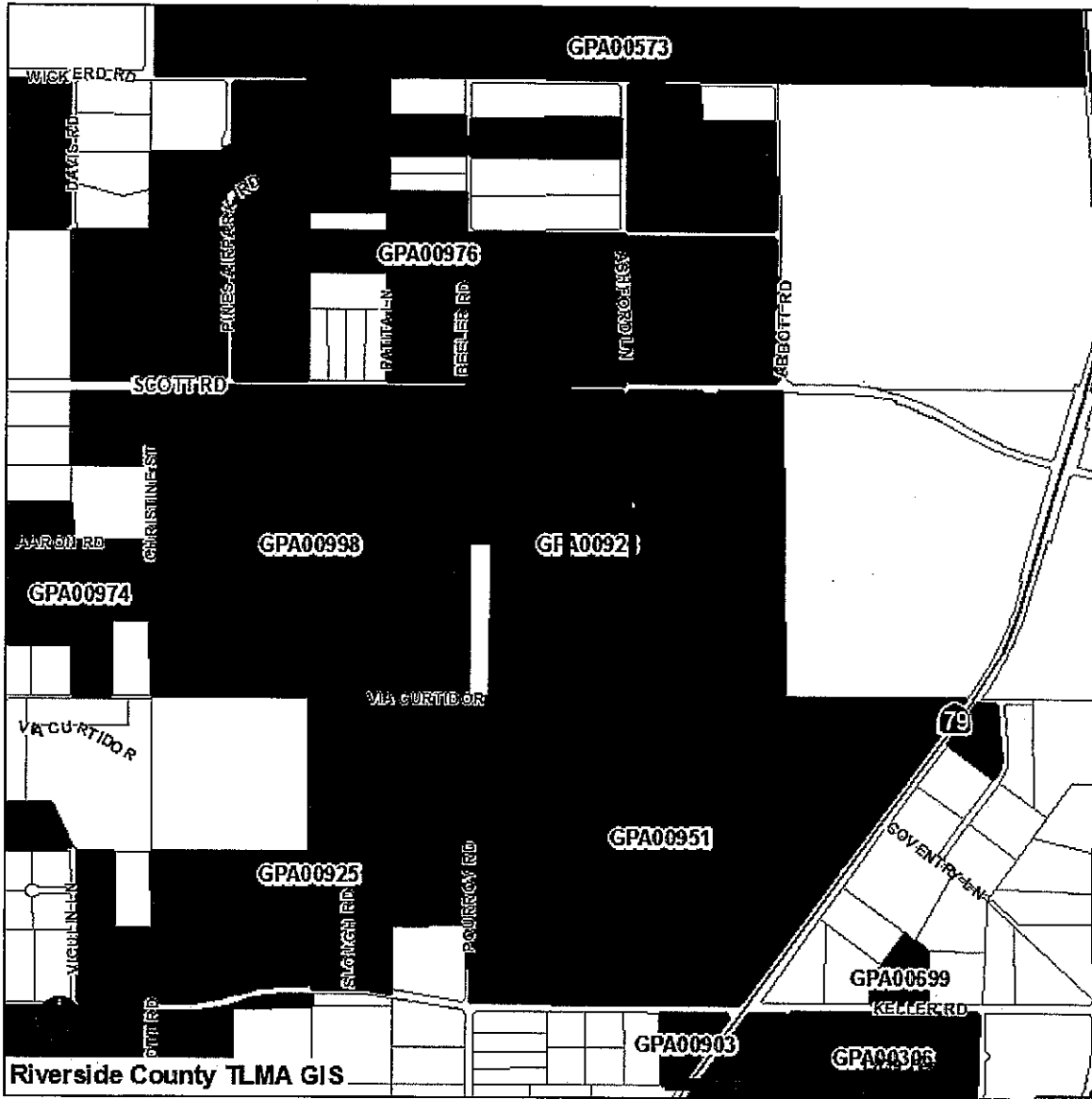
Assessors  
 Bk. Pg. 472-10  
 Thomas  
 Bros. Pg. 899 D1







RIVERSIDE COUNTY GIS



Riverside County TLMA GIS

Selected parcel(s):

472-100-001 472-100-002 472-100-004 472-100-005 472-100-006 472-100-007 472-100-008  
472-100-009

GENERAL PLAN AMENDMENT

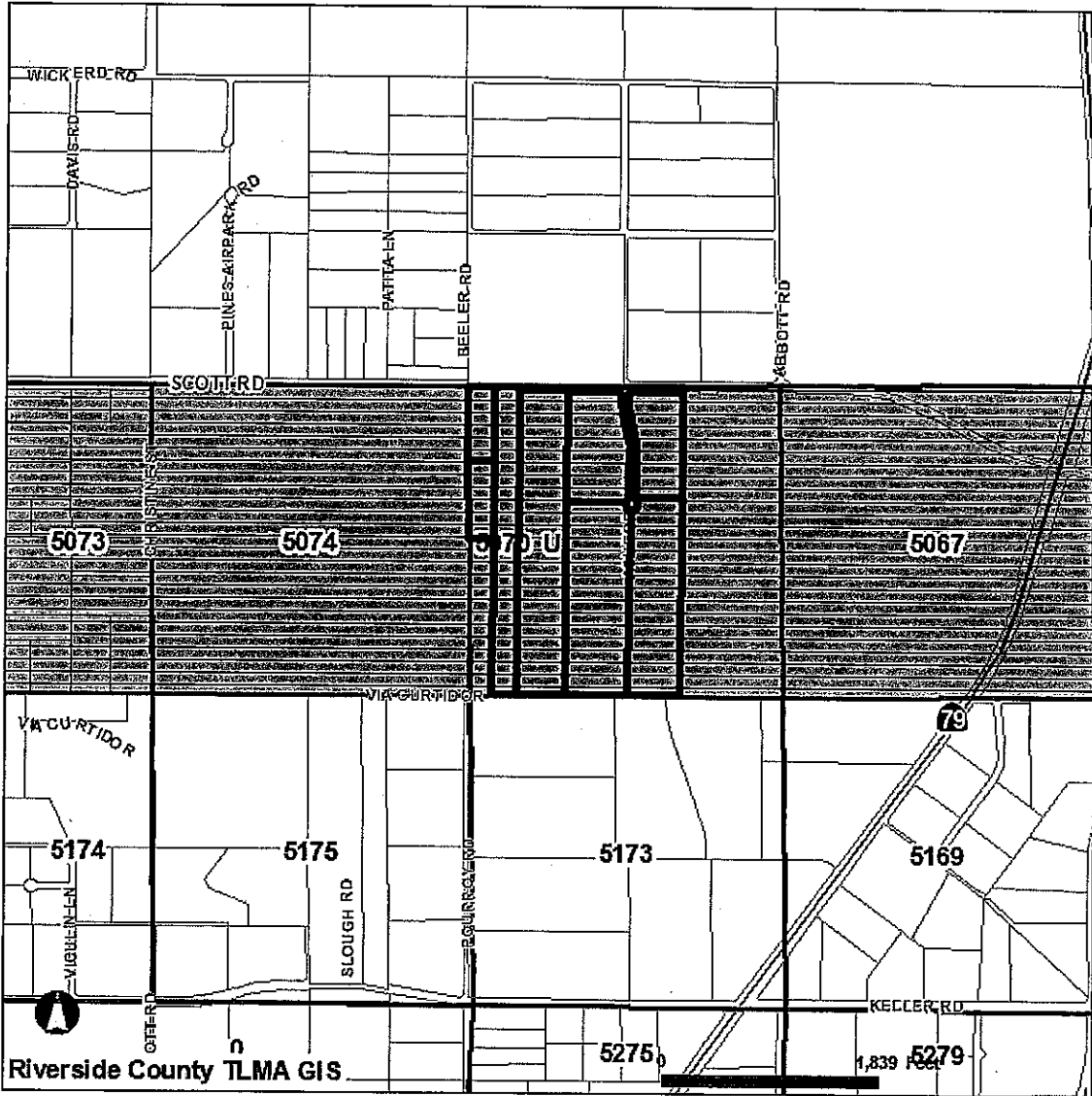
- SELECTED PARCEL
- GPA - GENERAL PLAN AMENDMENT
- INTERSTATES
- HIGHWAYS
- PARCELS

**\*IMPORTANT\***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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RIVERSIDE COUNTY GIS



Selected parcel(s):  
 472-100-001 472-100-002 472-100-004 472-100-005 472-100-006 472-100-007 472-100-008  
 472-100-009

WRCMSHCP CELL/CELL GROUP

- SELECTED PARCEL
- PARCELS
- INTERSTATES
- CRITERIA CELL NUMBER
- HIGHWAYS
- CRITERIA CELL
- CITY
- SOUTHWEST AREA
- U
- S

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

**Justification for Amendment: (attachment)**

**APNs: 472-100-001 & all**

The subject property for this amendment request is an assemblage of many property owners covering approximately 100 acres of land generally bounded by Beeler Road on the west, Scott Road on the north, Via Curtidor Lane on the south and Ashford Lane on the east. More intense development classifications are changing in the area as the subject property adjoins an existing Community Development Foundation to the east and part of an approved Specific Plan. The other three sides are surrounded by proposed Community Development Foundation changes under the 5-year GPA cycle. With development and infrastructure proposed surrounding the subject area, and Scott Road as an urban classification, the rural classification should be changed to Community Development to eliminate the "spot zoning" affect.

It should be noted that this application is part of several applications that have been submitted during this current 5-year GPA cycle that are all linked by having common boundaries consisting of approximately just less than 1,000 acres of land. This just less than 1,000 acres of land would "fill-in" the area with a Community Development Foundation classification similar to what exists in the current General Plan (which was changed in the previous cycle for those properties) surrounding this approximately just less than 1,000-acre area.

**William J. Grady  
P.O. Box 2701  
Temecula, CA 92593  
GPA926-Owner**

**Sylvia Gray/Bret & Diane Leading  
33245 Ashford Ln  
Winchester, CA 92596  
GPA926-Owner**

**David Jeffers Consulting Inc  
19 Spectrum Point Dr. STE#609  
Lake Forest, CA 92630  
GPA926-Applicant/Engineer**

**Richard & Christina Halverson  
32097 Scott Rd.  
Winchester, CA 92596  
GPA926-Owner**

**Dean Gulla  
32255 Scott Rd.  
Winchester, CA 92596  
GPA926-Owner**

**Andy & Cindy Domenigoni  
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**Community Church of the Valley  
32011 Scott Rd.  
Winchester, CA 92596  
GPA926-Owner**

**Alfredo & Martha Munoz  
39674 Roripaugh Rd.  
Temecula, CA 92591  
GPA926-Owner**

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