

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

422B



SUBMITTAL DATE:
March 23, 2010

FROM: TLMA - Planning Department

SUBJECT:

GENERAL PLAN AMENDMENT NO. 973 – Foundation-Regular – Applicant: Leo Wesselink – Engineer/Representative: David Jeffers Consulting Inc. - Third Supervisorial District - Hemet - San Jacinto Zoning District - Harvest Valley/Winchester Area Plan: Rural Community: Estate Density Residential (RC:EDR) (with a 2 acre minimum lot size) – Location: Northerly of Grand Avenue, southerly of Stowe Road, easterly of El Callado and westerly of Road and California Avenue . - 151.47 Acres - Zoning: Heavy Agriculture with a 10 acre minimum lot size (A-2-10) - **REQUEST:** This General Plan Amendment proposes to amend General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the General Plan Land Use Designation from Estate Density Residential (RC-EDR) (2 acre minimum lot size) to Business Park (CD:BP) (0.25 - 0.60 FAR). - APN(s): 465-260-001, 465-260-002, 465-260-003, 465-260-004, 465-260-005, 465-260-006, 465-270-001, 465-270-002, 465-270-003, and 465-270-004.

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

Ron Goldman
Planning Director

Initials:
trm

Continued on attached page

REVIEWED BY EXECUTIVE OFFICE

DATE

3/25/10
Tina Grande

Departmental Concurrence

Policy

Policy

Consent

Consent

Dept't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

15.5

The Honorable Board of Supervisors
RE: General Plan Amendment No. 973
Page 2 of 2

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.

**PLANNING COMMISSION
MINUTE ORDER FEBRUARY 3, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. **AGENDA ITEM 6.4: GENERAL PLAN AMENDMENT NO. 973** - Foundation / Regular - Applicant: Leo Wesselink - Engineer/Representative: David Jeffers Consulting, Inc. - Third Supervisorial District - Hemet-San Jacinto Zoning District - Harvest Valley/Winchester Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) - Location: Easterly of El Callado, westerly of Smith Road, southerly of Stowe Road and northerly of Grand Avenue - 151.47 Gross Acres - Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10)

II. **PROJECT DESCRIPTION**

This General Plan Amendment proposes to amend the General Plan Foundation Component from Rural Community to Community Development and to amend the general plan land use designation from Estate Density Residential (RC:EDR) (2 Acre Minimum) to Business Park (BP) (0.25-0.60 Floor Area Ratio).

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Mike Harrod, Ph: (951) 955-1881 or E-mail mharrod@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** with modifications

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.: 6.4
Area Plan: Harvest Valley/Winchester
Zoning District: Hemet- San Jacinto
Supervisorial District: Third
Project Planner: Michael Harrod
Planning Commission: February 3, 2010

General Plan Amendment No. 973
Applicant: Leo Wesselink
Engineer/Representative: David Jeffers
Consulting Inc.

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that the Board of Supervisors adopt an order initiating proceedings for GPA00973 from Rural Community: Estate Density Residential (RC-EDR) to Community Development: Business Park (CD-BP) and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board of Supervisors 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: Commissioner Roth commented that the subject site is located in the middle of a rural area where the Rural Community: Estate Density Residential and the Rural: Rural Residential land use designations can be found in all directions. Furthermore, Mr. Roth indicated that the County shouldn't be converting so many rural areas. Mr. Roth pointed out the single family residences shown on Exhibit #1 and like Commissioner Petty, noted that these residents may voice their opinions during the formal GPA review process. Mr. Roth did not agree with staff that the proposal should be recommended for initiation.

Commissioner John Snell: No Comments

Commissioner John Petty: Commissioner Petty generally agreed with staff that the proposal should be initiated. Commissioner Petty stated that the re-alignment of Highway 79 was instrumental when weighing the merits of the proposal. Mr. Petty also noted that the runway at the "Hemet-Ryan" airport is being extended and will also provide some influence for change in the area. Commissioner Petty; however, did caution that once the formal GPA review process begins, the neighboring residents that currently have animal keeping and low densities may show up and request buffering. Mr. Petty also clarified that any concerns from neighboring residents would be addressed at the time of the formal review.

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 6.4
Area Plan: Harvest Valley/ Winchester
Zoning District: Hemet-San Jacinto
Supervisory District: Third
Project Planner: Michael Harrod
Planning Commission: February 3, 2010

General Plan Amendment No. 973
E.A. Number 41802
Applicant: Leo Wesselink
Engineer/Rep.: David 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 Community (RC) to Community Development (CD) and to amend the land use designation of the subject site from Estate Density Residential (RC:EDR) (2 ac. min.) to Business Park (BP) (0.25-0.60 FAR) for an approximately 151.47-acre parcel. The project is located westerly of California Avenue, southerly of Stowe Road, northerly of Grand Avenue and easterly of El Callado.

ISSUES OF POTENTIAL CONCERN:

The subject parcel is located in the "Winchester" community within the Harvest Valley/ Winchester Area Plan. The site is currently comprised of and surrounded by lots that are a minimum of 2 acres and larger with the majority of those lots falling within the Rural Community foundation component.

The site is separated from these larger lots to the south by Marvin Hull Road and the existing rail line and to the north by Stowe Road. Business Park development may be made compatible with adjacent larger lots through sensitive site design as this area develops.

The site is located within the Airport Influence Area of Hemet-Ryan Airport and the General Traffic Pattern Envelop (approximately 80% of powered aircraft over flights are estimated to occur within this area). The sites proximity to the airport has a direct bearing on its current designation.

Three relative risk areas or safety zones affect the site: Area of Extreme Risk (Area I); Area of High Risk (Area II); and the Transition Area (330 feet inside Area II boundary). Only a small portion of the site's western edge fall within the Transition Area, therefore the discussion below focuses on the other two relative risk areas.

The eastern half of the site falls within Area I. This is the highest relative risk area due to convergence of flight paths and the resultant high volume of aircraft. According to the plan, "Aircraft are descending or ascending, changing power settings, and performing critical turns; thus, the possibility of an aircraft related incident occurring is higher in these areas. The noise level is also higher due to the lower altitude of aircraft." According to plan policies, "Area I shall be kept free of all high risk land uses." This

includes residential uses. Permitted uses within this area include agriculture and open space. A residence may be allowed with discretionary review on lots over 2 ½ acres in size. The existing land use designation of the site is Estate Density Residential. This land use designation allows residential uses on parcels from 2 to 5 acres in size and is generally consistent with the airport compatibility plan, as it would allow residences on lots over 2 ½ acre with discretionary review.

The proposed amendment would change the land use designation to Business Park and this designation is generally consistent with the airport compatibility plan, as it allows commercial and industrial uses with discretionary review, and these uses are similar to ones found in areas designated Business Park.

The western half of the site falls within Area II. The hazards in Area II are similar to those in Area I approach zones, but the influence of the same factors of landing, take-off and noise are not as severe and the aircraft are higher in altitude; therefore, the policies are not as severe. In Area II, residential dwelling units are allowed on larger acreage (2 ½ acre per dwelling unit). The existing land use designation on the property, Estate Density Residential, is generally consistent with this compatibility zone.

The proposed amendment would change the land use designation to Business Park. This designation is generally consistent with the airport compatibility plan, as industrial uses are permitted uses, and unlike Area 1, Area II does not require discretionary review for industrial uses. Commercial uses, which are also allowed in the Business Park designation, are also allowed in Area II. However, these uses will require discretionary review by the Airport Land Use Commission.

The City of Hemet is currently evaluating its sphere of influence and potential land uses designations west of Hemet. Their draft plan identifies the subject property for Business Park use. One of the considerations in developing this plan was establishing land uses that would be compatible with Hemet-Ryan Airport. As discussed above, business park uses, like those allowed in the County's Business Park designation, would generally be compatible with the land use plan for the airport and Hemet's draft plan.

The site is not located within a Criteria Cell of the Multiple Species Habitat Conservation Plan (MSHCP), although Criteria Cell 3887 is located adjacent to the site to the northeast. Although not in a Criteria Cell, the site will 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.

Local circulation may change in the future. A proposed alignment of Highway 79 would cut through the eastern portion of the site in a north/south direction. This alignment proposes interchanges at Stowe Road and Stetson Avenue. These improvements would support the Business Park land use being proposed. The Circulation Element of the General Plan also shows Grand Avenue, an Urban Arterial with a 152 foot right-of-way, being extended diagonally through the site and connecting with Stowe Road. According to the Transportation Department, this extension is proposed for deletion under a planned amendment to the Circulation Element.

South of the site, a Burlington Northern/Santa Fe Railroad line runs in an east/west direction. According to a conceptual plan for west Hemet prepared by the City, a potential Metrolink station could be located in the vicinity.

The proposed alignment of Highway 79, a potential Metrolink station, general compatibility with the land use compatibility plan for Hemet-Ryan Airport, and potential changes to the City of Hemet's sphere of influence provides new circumstance or conditions supporting the requested change in designation to Business Park.

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.

RECOMMENDATION:

The Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 973 from Rural Community: Estate Density Residential to Community Development: Business Park. 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. The 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 \$ 7,479.66.
3. The project site is currently designated as Assessor's Parcel Numbers: 465-260-001, 465-260-002, 465-260-003, 465-260-004, 465-260-005, 465-260-006, 465-270-001, 465-270-002, 465-270-003, and 465-270-004

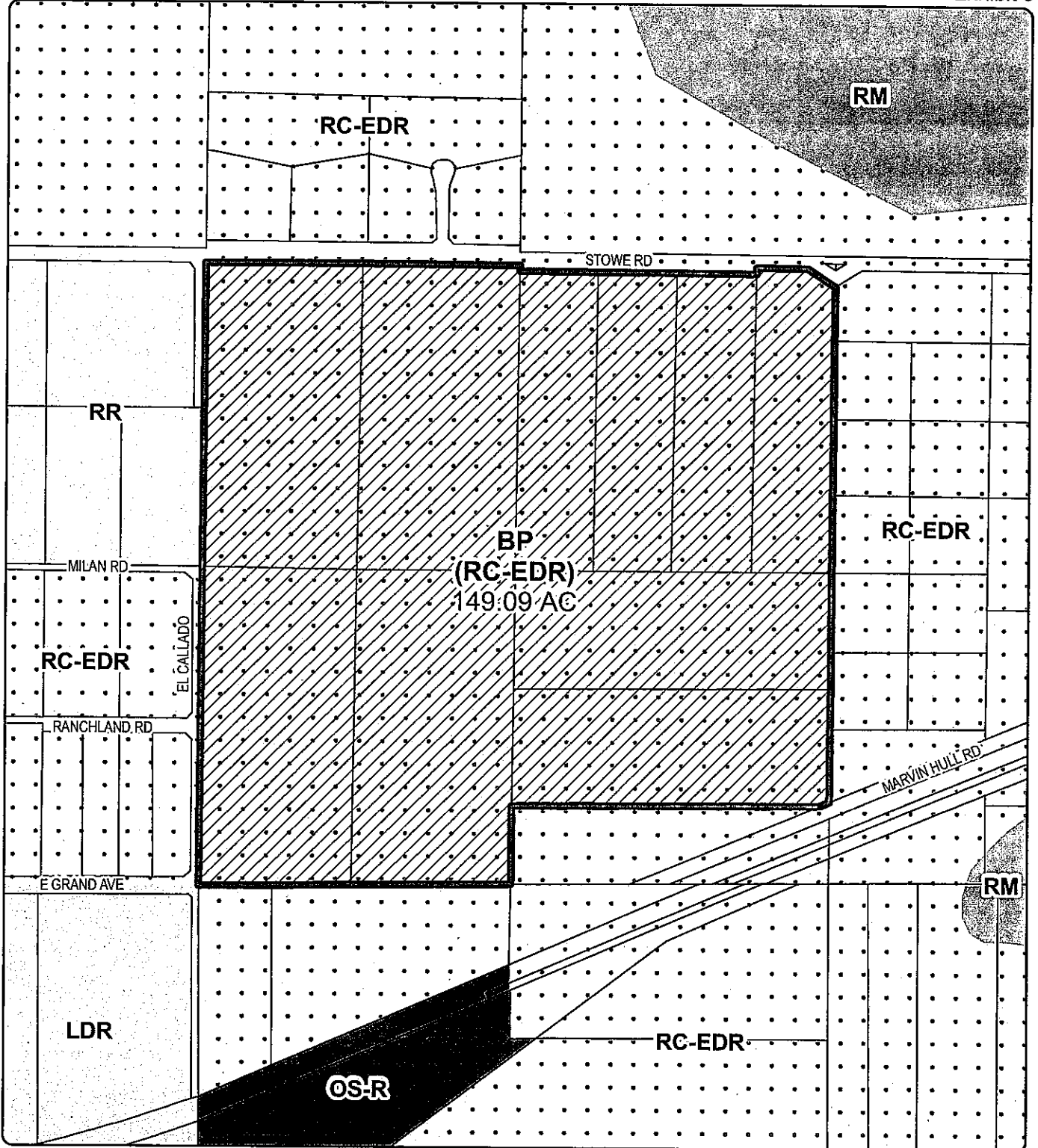
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00973

PROPOSED GENERAL PLAN

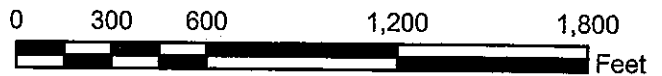
Supervisor Stone
District: 3

Date Drawn: 1/11/2010
Exhibit 6



Zoning District: Hemet-San Jacinto
Township/Range: T5SR2W
Section: 23

Assessors Bk. Pg. 465-26 & 27
Thomas Bros. Pg. 839 H4
Edition 2009



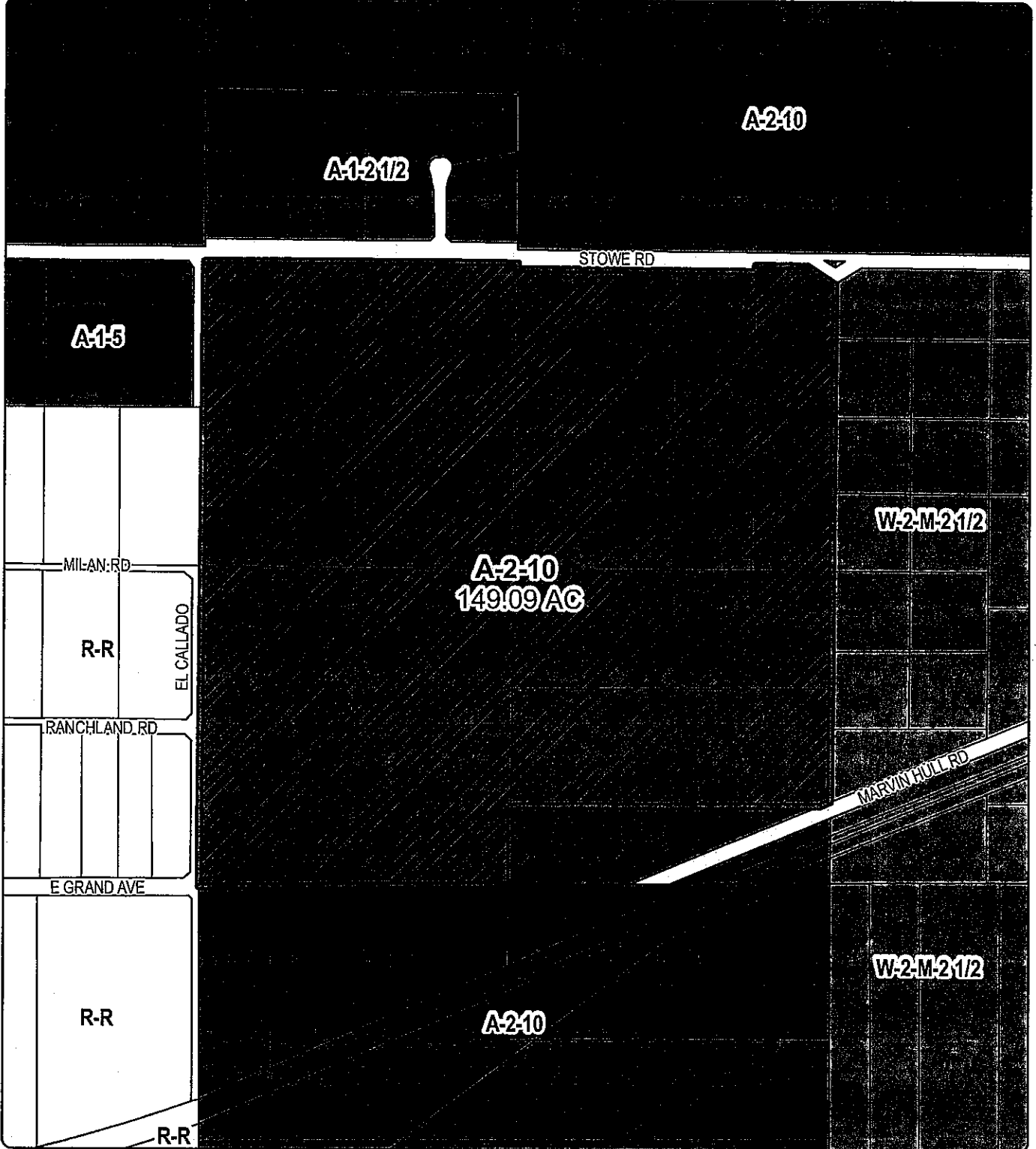
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00973
EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 1/11/2010
Exhibit 2



Zoning District: Hemet-San Jacinto
Township/Range: T5SR2W
Section: 23

Assessors Bk. Pg. 465-26 & 27
Thomas Bros. Pg. 839 H4
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) 863-6277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00973

LAND USE

Supervisor Stone
District 3

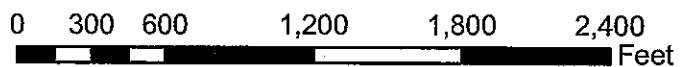
Date Drawn: 1/11/2010

Exhibit 1



Zoning District: Hemet-San Jacinto
Township/Range: T5SR2W
Section: 23

Assessors Bk. Pg. 465-26 & 27
Thomas Bros. Pg. 839 H4
Edition 2009

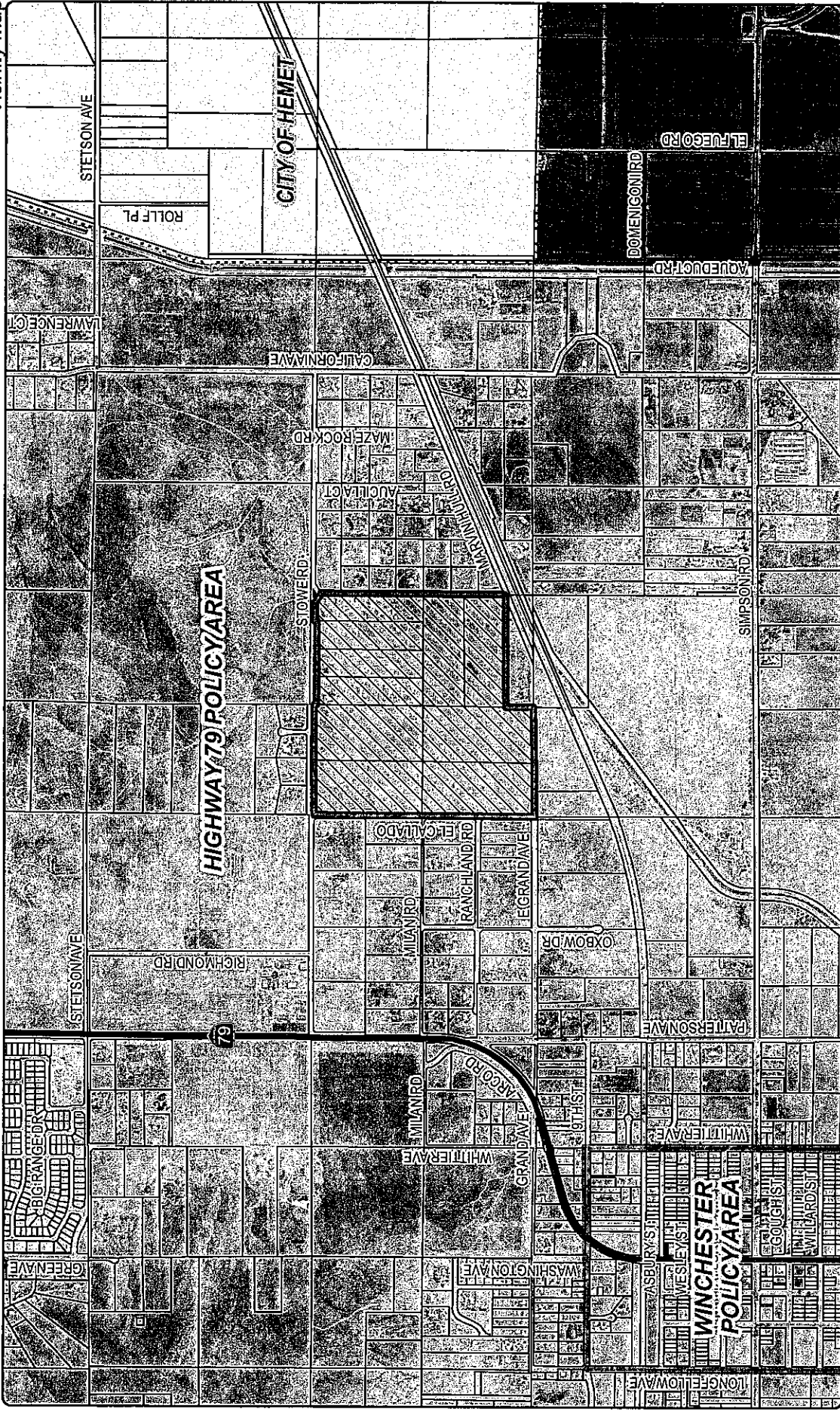


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.rima.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00973
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 01/11/2010
 Vicinity Map



Zoning District: Hemet-San Jacinto
 Township/Range: T5SR2W

Section: 23

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.lima.co.riverside.ca.us/index.html>



Assessors Bk. Pg. 465-26 & 27
 Thomas Bros. Pg. 839 H4
 Edition 2009

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

Justification for Amendment: (attachment to page 5 of 8)

APNs: 465-260-001 & All

The subject site is an assemblage of 10 parcels totaling approximately 152 acres of land located just east of a major arterial highway (Winchester Road) and bounded by Stowe Road on the north, El Callado on the west and Grand Avenue on the south. The consensus owners of the assemblage feel that, over the next several years, the area should slowly grow and change slightly in life-style as the properties to the southwest have. The properties to the southwest area currently designated "LDR" in the Community Development Foundation of the General Plan. As those LDR properties develop they will bring Schedule "A" type improvements to the area that will spread to the subject site. The roadway network around the assemblage has dedications in place allowing for Schedule "A" improvements without additional dedications for "backbone" infrastructure.

Simply stated the owners of the assemblage feel the area is changing and that their 152 acres should be granted a foundation change as was granted to their neighbors to the southwest.

David Jeffers Consulting, Inc.
19 Spectrum Pointe Dr. STE 609
Lake Forest, CA 92630
Engineer- GPA 973

Leo and Betty Wesselink
34475 Stowe Road
Hemet CA 92545
Owner-GPA973

Leo Wesselink
9590 Nacimiento Lake Drive
Paso Robles, CA 93446
Applicant- GPA973

Unified Aircraft Services
34285 Stowe Road
Hemet CA 92545
Owner-GPA973

Larry and Janette Curti
John and Karla Brewer
3507 West Stetson Avenue
Hemet CA 92545
Owner-GPA973

Ruth-Ann Mouw and Louis Curit
8176 Grapewin Street
Corona CA 92880
Owner-GPA973