



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: January 29, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: General Plan Amendment No. 1132 (GPA1132)

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

****No public notification required****

Do not send these documents to the County Clerk for posting

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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Palm Desert, California 92211
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"Planning Our Future... Preserving Our Past"

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 30, 2014

SUBJECT: GENERAL PLAN AMENDMENT NO. 1132– Applicant: CV Communities — First/First Supervisorial District – Location: Northerly of Lake Mathews, southerly of the Street A in the Citrus Heights Specific Plan (SP325A1), westerly of Blackburn Road - REQUEST: The General Plan Amendment proposes to amend the General Plan Land Use Designation from Rural Community: Very Low Density Residential (RC:VLDC) (1 Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (RC:LDR)(1/2 Acre Minimum).

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.

Departmental Concurrence

JCP:ms

p.m.

Juan C. Perez
TLMA Director/ Interim Planning
Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS: DBF				Budget Adjustment: No	
				For Fiscal Year: 13/14	

C.E.O. RECOMMENDATION: 0

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.:

District:1/1

Agenda Number:

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

FORM 11: General Plan Amendment No. 1132

DATE: January 30, 2013

PAGE: Page 2 of 2

BACKGROUND:

Summary

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 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, which amended Article II of that ordinance.

Impact on Citizens and Businesses

This action will initiate the County's review of the General Plan Amendment application, which will include an evaluation by Planning staff, the appropriate environmental review and consideration by the Planning Commission and Board of Supervisors during public hearings on the project.

SUPPLEMENTAL:

Additional Fiscal Information

There will be no cost to the County for the processing of the application.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. **Planning Commission Staff Report**
- B. **Directors Report**

Agenda Item No.:
Area Plan: Lake Mathews/ Woodcrest
Zoning District: Lake Mathews
Supervisorial District: First
Project Planner: Matt Straite
Planning Commission: January 15, 2014

General Plan Amendment No. 1132
(Entitlement/Policy Amendment)
Applicant: CV Communities
Engineer/Representative: T&B Planning

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS TO THE BOARD OF SUPERVISORS

RECOMMENDATIONS:

The Planning Director recommended that the appropriate findings per the General Plan Administration Element can be made and the Planning Commission made the comments below. The Planning Director continues to recommend that the appropriate findings per the General Plan Administration Element can be made. For additional information regarding this case, see the attached Planning Department Staff Report.

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Commissioner John Petty: None

Commissioner Charissa Leach: None

Commissioner Ed Sloman: None

Commissioner Bill Sanchez: None

Commissioner Mickey Valdivia: None

Agenda Item No.:
Area Plan: Lake Mathews/ Woodcrest
Zoning District: Lake Mathews
Supervisory District: First
Project Planner: Matt Straite
Planning Commission: January 15, 2014

General Plan Amendment No. 1132
(Entitlement/Policy Amendment)
Applicant: CV Communities
Engineer/Representative: T&B Planning

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1132 proposes to amend the Riverside County General Plan Land Use Element from Rural Community: Very Low Density Residential (RC:VLDC) (1 Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to Rural Community: Low Density Residential (RC:LDR)(1/2 Acre Minimum).

The proposed Amendment is located in the Lake Mathews/ Woodcrest Area Plan; more specifically, the project is located northerly of Lake Mathews, southerly of the Street A in the Citrus Heights Specific Plan (SP325A1), westerly of Blackburn Road.

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 a 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 General Plan Entitlement/Policy Amendment GPA, under Section 2.4.

GENERAL PLAN ADMINISTRATIVE ELEMENT 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 subject to the development review process and final CEQA determination. 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 that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1132 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 findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two 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 finding per the General Plan Administrative element 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. ***The applicant has provided the following information:***

A. The proposed change does not conflict with:

- (1) The Riverside County Vision.

A. Amending the land use designation of the Proposed Project from RC-EDR and RCVLDR to RC-LDR would allow for a gradual transition of land uses from Medium

Density Residential (MDR) to the rural residential uses on larger lots found to the south and east of the site.

B. The Proposed Project site will remain rural in nature under an RC-LDR land use designation because the designation allows for a maximum of 2 dwelling units per acre, consistent with the Rural Community Foundation Designation and the Lake Mathews/Woodcrest Area Plan vision. *Staff note: This is true, but it would also permit lots as small as ½ acre.*

(2) Any General Plan Principle.

A. The Proposed Project is consistent with General Plan Principle V.6 because it will provide a transitional and buffering land use (RC-LDR) between the Community Development MDR designation within Citrus Heights Specific Plan to the north and the RC-EDR and RC-VLDR south of this site.

B. The Proposed Project is consistent with General Plan Principle Principal IV.F.1 because the RC-LDR land use will allow for the development of broader range of housing opportunities for residents in a wider range of economic circumstances within the El Sobrante Policy Area than provided by the current designation. *Staff note: the applicant will be required to provide a detailed analysis of the projects consistency with the El Sobrante Policy Area. It cannot be determined at this stage if the project is, or is not consistent with the requirements of the Policy Area.*

(3) Any Foundation Component designation in the General Plan.

A. The site is currently designated as "Estate Density Residential" and "Very Low Density Residential" within the Rural Communities Foundation Component. The proposed amendment would designate the site as "Low Density Residential" within the Rural Communities Foundation Component. *Staff note: The foundation would not change.*

Second Required Finding: The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them. ***The applicant has provided the following information:***

A. The Proposed Project would not be detrimental to the purposes of the General Plan and Lake Mathews/Woodcrest Area Plan because the proposed amendment would maintain the rural residential atmosphere of the community.

Third Required Finding: In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made. ***The applicant has provided the following information:***

The appropriate additional finding for the proposed Amendment is:

Special circumstances or conditions have emerged that were unanticipated in preparing the general plan.

At the time the County of Riverside adopted the existing General Plan in 2003, the land use adjacent to the north of the Proposed Project site was designated RC-VLDR. However, in 2004,

the County of Riverside Board of Supervisors approved SP 325, which was subsequently amended in 2013 (SP325A1). Specific Plan 325A1 includes Medium Density Residential designations which establish it as a Community Development Specific Plan. The change from RC-VLDR to MDR constitutes a change in condition which was unanticipated in preparing the General Plan.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|---|
| 1. General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC:VLDC) (1 Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) |
| 2. Proposed General Plan Land Use: | Rural Community: Low Density Residential (RC:LDR)(1/2 Acre Minimum) |
| 3. Existing Zoning (Ex. #2): | Light Agricultural- 10 Acre Minimum (A-1-10) |
| 4. Surrounding Zoning (Ex. #2): | Light Agricultural- 10 Acre Minimum (A-1-10) to the east, and south, Light Agricultural- 10 Acre Minimum (A-1-10) and Residential Agricultural- 5 Acre Minimum (R-A-5) to the west, Specific Plan and Residential Agricultural (R-A) to the north |
| 5. Existing Land Use (Ex. #1): | Vacant/old Citrus groves |
| 6. Surrounding Land Use (Ex. #1): | Vacant to the north south east and west. |
| 7. Project Data | 168.22 Acres |

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element might be possible, although additional analysis is required, and request that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1132. 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. A Redevelopment Area;
 - b. An Airport Influence Area;
 - c. Ord. No. 655 Mount Palomar Lighting Influence Area, Zone B (47.20 miles).
 - d. A MSHCP Criteria Area;
 - e. An area of high liquefaction;
 - f. A Flood Zone; or,
 - g. A Fault Zone.
3. The project site is located within:
 - a. An Agricultural Preserve (El Sobrante No. 1)
 - b. A High Fire Area;
 - c. The City of Riverside Sphere of Influence;

- d. The Community of Lake Mathews;
 - e. The El Sobrante Policy Area; and,
 - f. Ord. No. 663.10 Stephen's Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Numbers 270-070-004, 270-080-017, 270-090-001, 270-090-002.

MS
Y:\Planning Case Files-Riverside office\GPA001132\GPIP\GPIP Staff Report.docx
Date Prepared: 12/4/13
Date Revised: 12/11/13

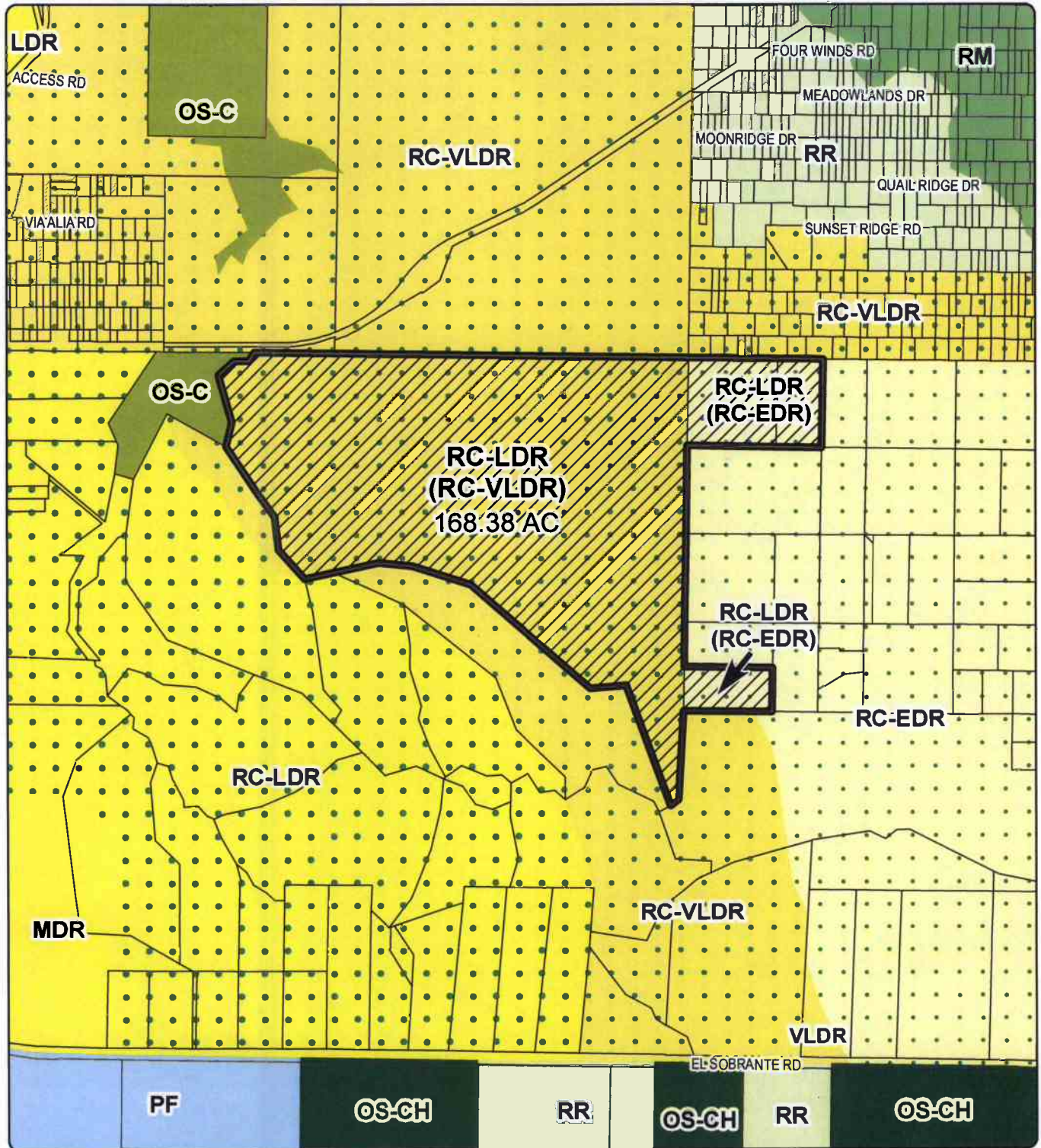
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01132 / CZ07816 / TR36475

PROPOSED GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 12/04/13
Exhibit 6



Zoning District: Lake Mathews
Township/Range: T3SR5W
Section: 32

Assessors Bk. Pg. 270-07, 08, 09
Thomas Bros. Pg. 745 C6
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

GPA01132 / CZ07816 / TR36475

Supervisor Jeffries
District 1

Date Drawn: 12/04/13
Exhibit 1

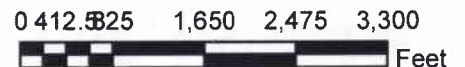
LAND USE



Zoning District: Lake Mathews
Township/Range: T3SR5W
Section: 32



Assessors Bk. Pg. 270-07, 08, 09
Thomas Bros. Pg. 745 C6
Edition 2009



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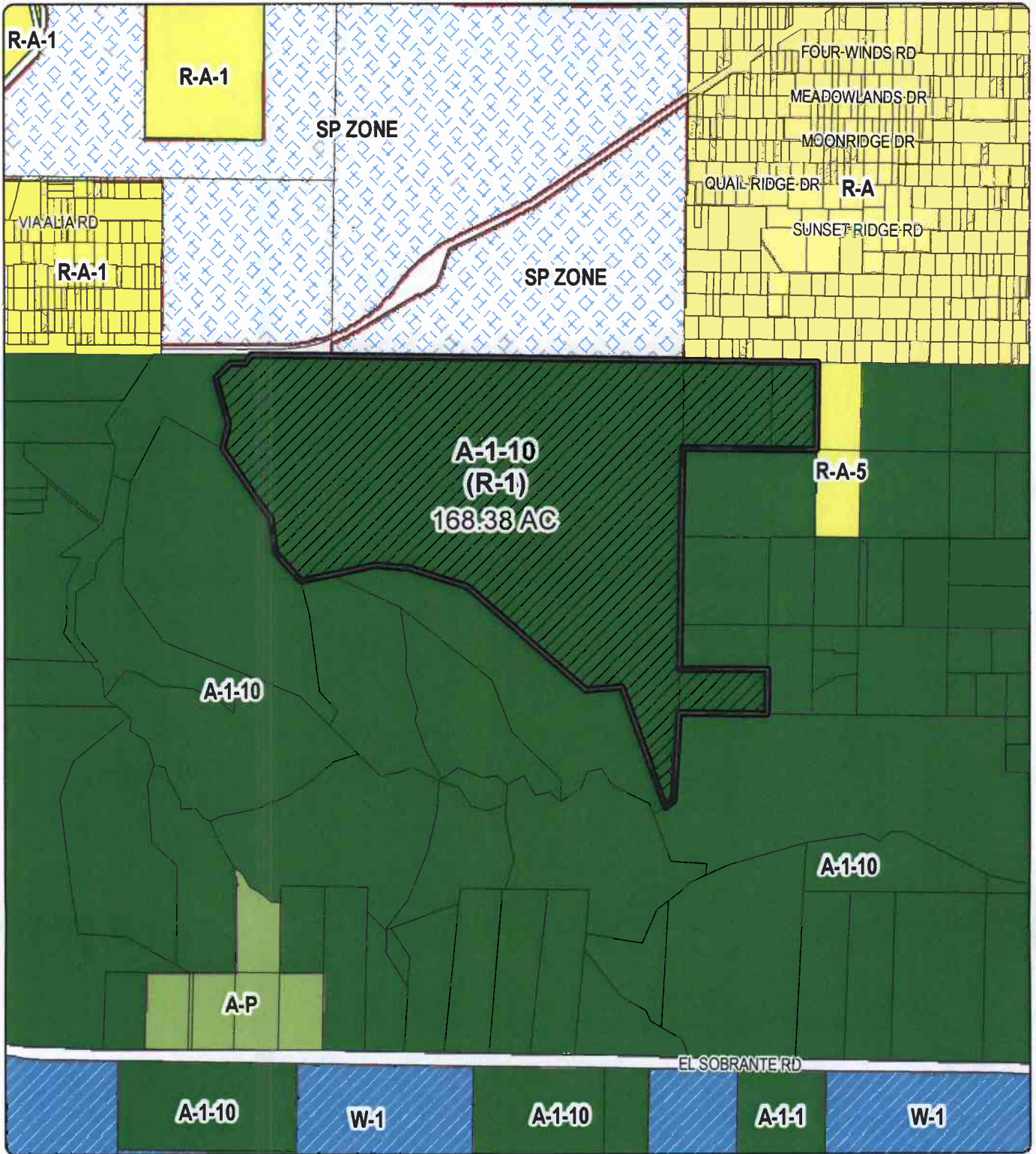
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01132 / CZ07816 / TR36475

Supervisor Jeffries
District 1

Date Drawn: 12/04/13
Exhibit 3

PROPOSED ZONING



Zoning District: Lake Mathews
Township/Range: T3SR5W
Section: 32

Assessors Bk. Pg. 270-07, 08, 09
Thomas Bros. Pg. 745 C6
Edition 2009



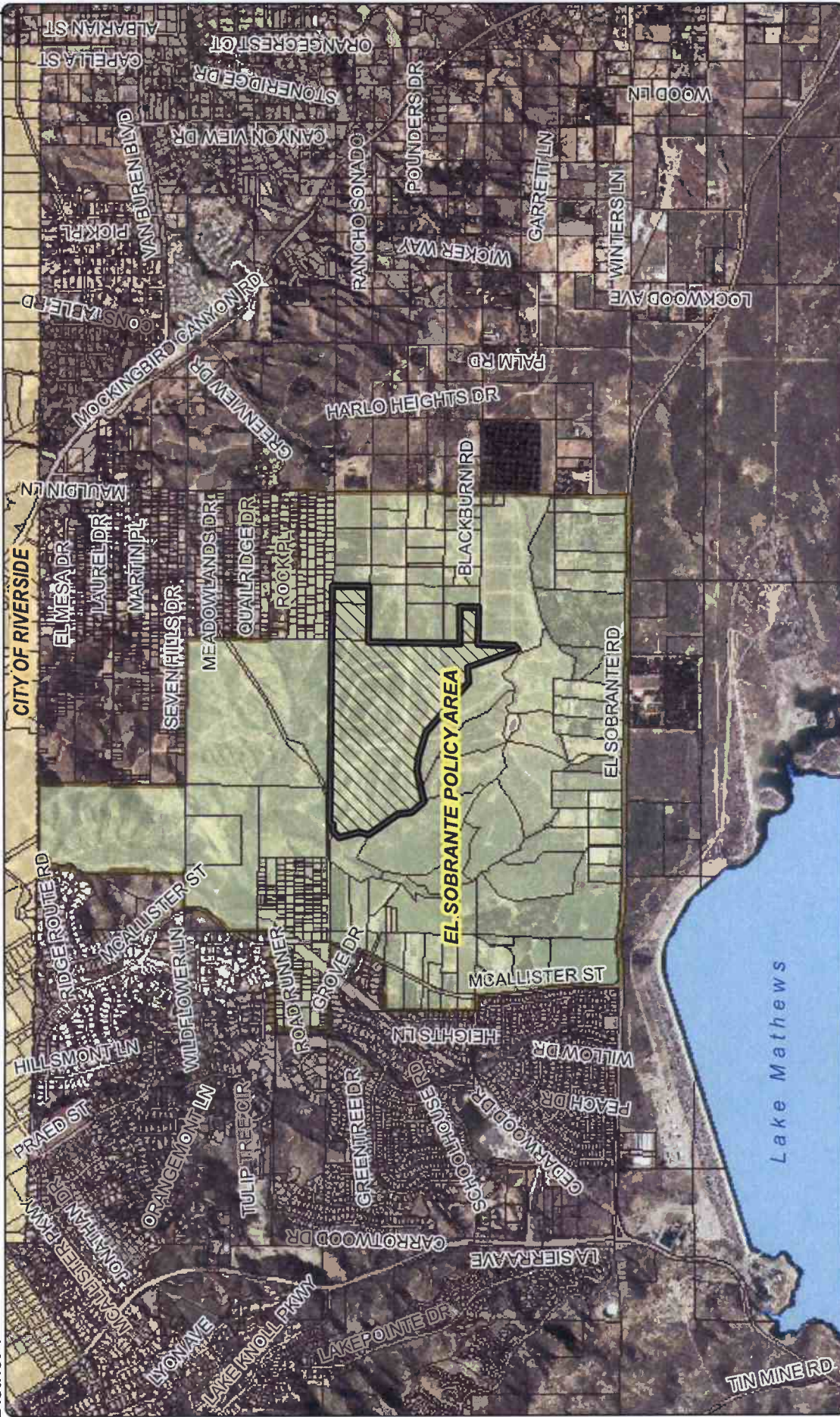
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RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01132 / CZ07816 / TR36475
VICINITY/POLICY AREAS

Supervisor Jeffries
 District 1

Date Drawn: 12/04/13
 Vicinity Map



Assessors Bk. Pg. 270-07, 08, 09
 Thomas Bros. Pg. 745 C6
 Edition 2009

Zoning District: Lake Mathews
 Township/Range: T3SR5W
 Section: 32

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Director

Date: December 17, 2013

CV Communities
1900 Quail Street
Newport Beach CA 92660

Subject: GPA 01132 Board of Supervisors Scheduling

Dear Applicant:

This letter is to inform you that the Planning Department has transmitted a package for the project to the Clerk of Board of Supervisors with a request it be scheduled on a Board agenda.

At this time, the Clerk has not yet scheduled this project for a Board of Supervisors date. Please review the upcoming County Board of Supervisors agendas at the following webpage: <http://rivcocob.com/agendas-and-minutes/> to determine when this project is scheduled.

Attached is the Form 11 outlining the recommendations to the Board of Supervisors that is intended to supplement the staff report provided previously. If you wish to review conditions of approval to verify changes which may have been made at previous public hearings, please contact your planner, or visit the following website: <http://www.rctlma.org/online/default.aspx>. One at the site, click on the "Planning Case Conditions of Approval" line, type in the case number (such as "TR12345," "PP12345," "CUP12345" or "PM12345," as an example), then click on the Submit button. Once the information loads up, you'll be able to view all the recommended conditions of approval.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Juan C. Perez, Interim Director

Matt Straite, Project Planner

CC:

Engineer: T&B Planning 17542 East 17th Street Suite 100 Tustin CA 92780

Attachments: Form 11

Y:\Planning Case Files-Riverside office\GPA01132\GPIPI\BOS\Notice to Applicant-Rep of intent to schedule for BOS_Revised 010214.docx

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