

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

507B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
January 30, 2014

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 1127 – Applicant: Christopher Development Group, Inc. – First/First Supervisorial District – Location: Northeasterly corner of El Sobrante Road and McAllister Street – 23.70 Gross Acres – REQUEST: The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (0.20 – 0.35 Floor Area Ratio) Land Use Designation to Community Development: Medium Density Residential (CD: MDR) (0.20 – 0.35 Floor Area Ratio).

**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

Juan C Perez  
TLMA Director/ Interim Planning  
Director

(Continued on next page)

JCP:da *D.M.*

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
<b>SOURCE OF FUNDS:</b> N/A				<b>Budget Adjustment:</b> N/A	
				<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.:

District: 1/1

Agenda Number:

15 - 1

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: GENERAL PLAN AMENDMENT NO. 1127**

**DATE:** January 30, 2014

**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**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
**Interim Director**

**DATE: January 30, 2014**

**TO: Clerk of the Board of Supervisors**

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

**SUBJECT: General Plan Amendment No. 1127 (GPA01127)**

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

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

**Do not send these documents to the County Clerk for posting**

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

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

**General Plan Amendment No. 1127**  
**(Entitlement/Policy Amendment)**  
**Applicant:** Christopher Development Group,  
Inc.  
**Engineer/Representative:** Albert A. Webb  
Associates

## **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

2.1

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

GENERAL PLAN AMENDMENT NO. 1127  
(Entitlement/Policy Amendment)  
Applicant: Christopher Development Group, Inc.  
Engineer/Representative: Albert A. Webb Associates

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

General Plan Amendment No. 1127 proposes to amend the Riverside County General Plan Land Use Element from Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) Land Use Designation to Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre).

The proposed Amendment is located in the Lake Mathews/Woodcrest Area Plan; more specifically, the project is located at the northeasterly corner of El Sobrante Road and McAllister Street.

**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 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.

D.M.



General Plan Amendment No. 1127 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.

- A. The proposed change does not conflict with:

- (1) The Riverside County Vision.

The Proposed Project would eliminate potential land use conflicts and compatibility issues which would result from development of the site according to the existing General Plan Commercial Retail designation. The Proposed Project would result in a land use designation

that is consistent with existing development in the immediate vicinity of the site and represents a logical continuation of land use in the area. Lands located to the north, east, and west of the project site are designated "Medium Density Residential" and land located to the east are developed with single family homes.

(2) Any General Plan Principle.

The proposed General Plan Amendment meets the General Plan principle of encouraging a wide 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. However, at this stage it cannot be determined if the project is, or is not consistent with the requirements of the Policy Area. The applicant will be required to provide a detailed analysis of the project's consistency with the El Sobrante Policy Area.

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

The proposed designation would be within the same Foundation Component of the General Plan. Thus, the proposed amendment is consistent with the Community Development Foundation.

**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,

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 and suburban style 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 appropriate additional finding for the proposed Amendment is:

The appropriate additional finding for the proposed amendment is "required to expand basic employment job opportunities and would improve the ratio of jobs-to-workers in the County." The proposed amendment will provide local construction jobs to develop the 23.7 acre site into a residential community. Subsequent jobs would be created to service and maintain the community.

**SUMMARY OF FINDINGS:**

- |                                    |  |
|------------------------------------|--|
| 1. General Plan Land Use (Ex. #6): | Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre) |
| 2. Proposed General Plan Land Use: | Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre)  |
| 3. Existing Zoning (Ex. #2):       | Light Agriculture - 10 Acre Minimum (A-1-10)   |
| 4. Surrounding Zoning (Ex. #2):    | Light Agriculture - 10 Acre Minimum (A-1-10) to the north and east, Controlled Development Areas (W-2) to the south, One Family Dwellings (R-1) to the west                    |

- 5. Existing Land Use (Ex. #1): Vacant
- 6. Surrounding Land Use (Ex. #1): Vacant and groves to the north and east, Lake Mathews to the south, and single family residences to the and west
- 7. Project Data: Total Acreage: 23.7

**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. 1127. 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 MSHCP Criteria Area;
  - b. A Redevelopment Area;
  - c. An Airport Influence Area;
  - d. A Flood Zone;
  - e. A Fault Zone; or,
  - f. Ord. No. 655 Mount Palomar Lighting Influence Area.
- 3. The project site is located within:
  - a. An Agricultural Preserve (El Sobrante No. 3);
  - b. A High Fire Area;
  - c. The City of Riverside Sphere of Influence;
  - d. The El Sobrante Policy Area; and,
  - e. Ord. No. 663.10 Stephen's Kangaroo Rat Fee Area.
- 4. The subject site is currently designated as Assessor's Parcel Number 270-180-010.





**VICINITY MAP**

**OWNER**  
 H&R WARNE FARMS, INC.  
 13100 EL SOBRANTE ROAD  
 RIVERSIDE, CA 92503

**APPLICANT**  
 CHRISTOPHER DEVELOPMENT GROUP, INC.  
 23 CORPORATE PLAZA, SUITE 246  
 NEWPORT BEACH, CA 92680  
 (949) 729-1237

**ENGINEER**  
 ALBERT A. WEBB ASSOCIATES  
 3788 MCCRAY STREET  
 RIVERSIDE, CA 92506  
 (951) 686-1070

**ASSESSOR'S PARCEL NO.**  
 270-180-010

**ACREAGE**  
 23.70 AC

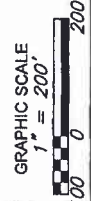
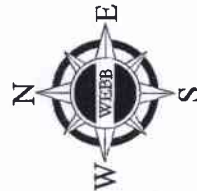
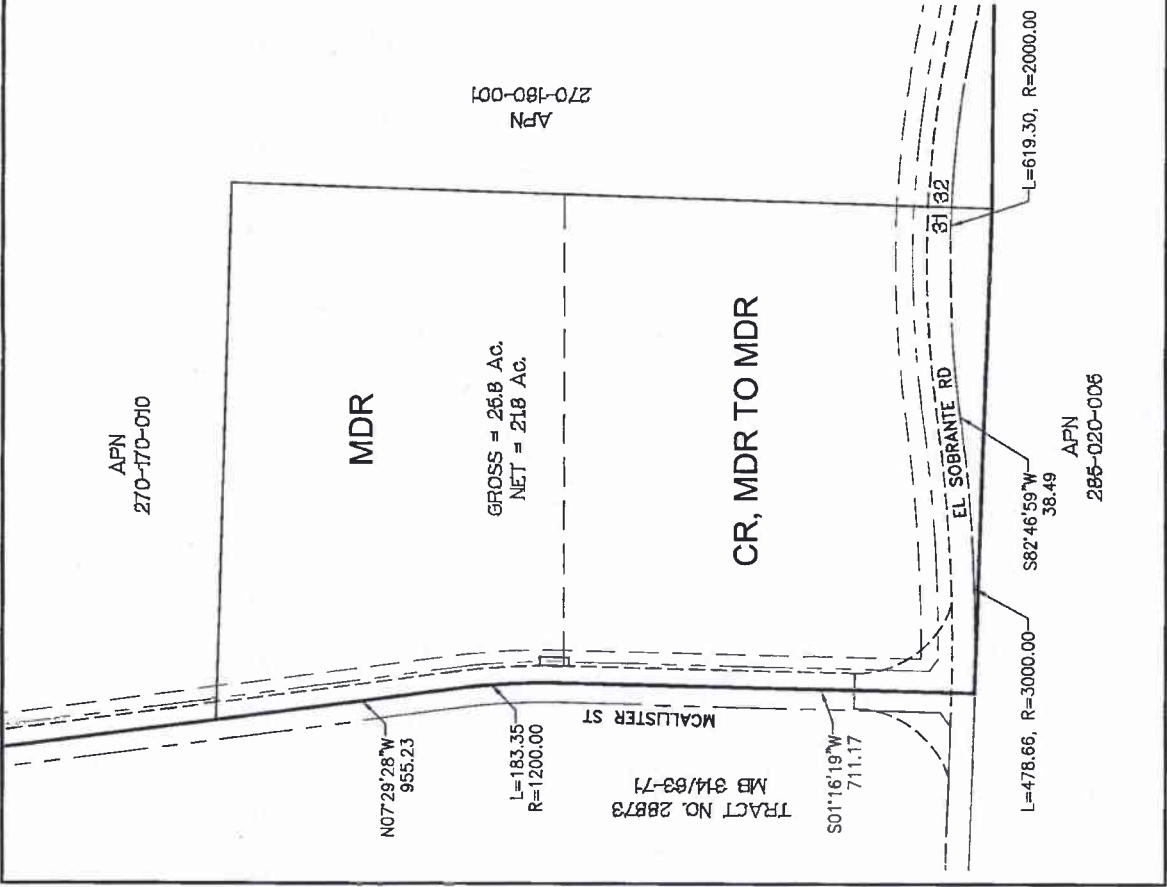
**ACRES GROSS/OWNERSHIP**  
 23.70 AC

**LAND USE**  
 EXISTING LAND USE DESIGNATION: CR - COMMERCIAL RETAIL AND MDR - MEDIUM DENSITY RESIDENTIAL  
 PROPOSED LAND USE DESIGNATION: MDR - MEDIUM DENSITY RESIDENTIAL  
 EXISTING ZONING: A-1-10

**LEGAL DESCRIPTION**  
 THOSE PORTIONS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AND THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN ON MAPS OF THE RICHMOND, EL SOBRANTE DE SAN JACINTO OF FILE IN BOOK 1, PAGE 8 OF MAPS, SAN BERNARDINO COUNTY RECORDS.

**UTILITIES**  
 WATER.....WESTERN MUNICIPAL WATER DISTRICT  
 SEWER.....WESTERN MUNICIPAL WATER DISTRICT  
 ELECTRIC.....SOUTHERN CALIFORNIA Edison COMPANY  
 GAS.....SOUTHERN CALIFORNIA GAS COMPANY  
 TELEPHONE.....ATT  
 TELEVISION.....INDIVIDUAL RECEPTION/CABLE

**NOTES**  
 1. 2007 EDITION THOMAS BROS. MAP BOOK: PAGE 745, A7



REVISIONS	DATE	BY

**GENERAL PLAN AMENDMENT #**

**SEC 31, T3S, R5W**

**SCALE:** 1"=200'  
**DATE:** 10/11/2013  
**DESIGNED:**  
**CHECKED:**  
**PLN CK REF:**  
**F.B.**

**ALBERT A. WEBB ASSOCIATES**  
 ENGINEERING CONSULTANTS  
 3788 MCCRAY STREET  
 RIVERSIDE, CA, 92506  
 PH. (951) 686-1070  
 FAX (951) 788-1256

**W.O. 13-0182**  
**SHEET 1**  
**OF 1 SHEETS**  
**DWG. NO.**

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA01127**  
**VICINITY/POLICY AREAS**

Supervisor Jeffries  
 District 1

Date Drawn: 12/04/13  
 Vicinity Map



Zoning District: Lake Mathews  
 Township/Range: T3SR5W  
 Section: 31

Assessors Bk. Pg. 270-18  
 Thomas Bros. Pg. 745 A7  
 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.dplm.co.riverside.ca.us/index.htm>



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01127

LAND USE

Supervisor Jeffries  
District 1

Date Drawn: 12/04/13  
Exhibit 1



Zoning District: Lake Mathews  
Township/Range: T3SR5W  
Section: 31

Assessors Bk. Pg. 270-18  
Thomas Bros. Pg. 745 A7  
Edition 2009



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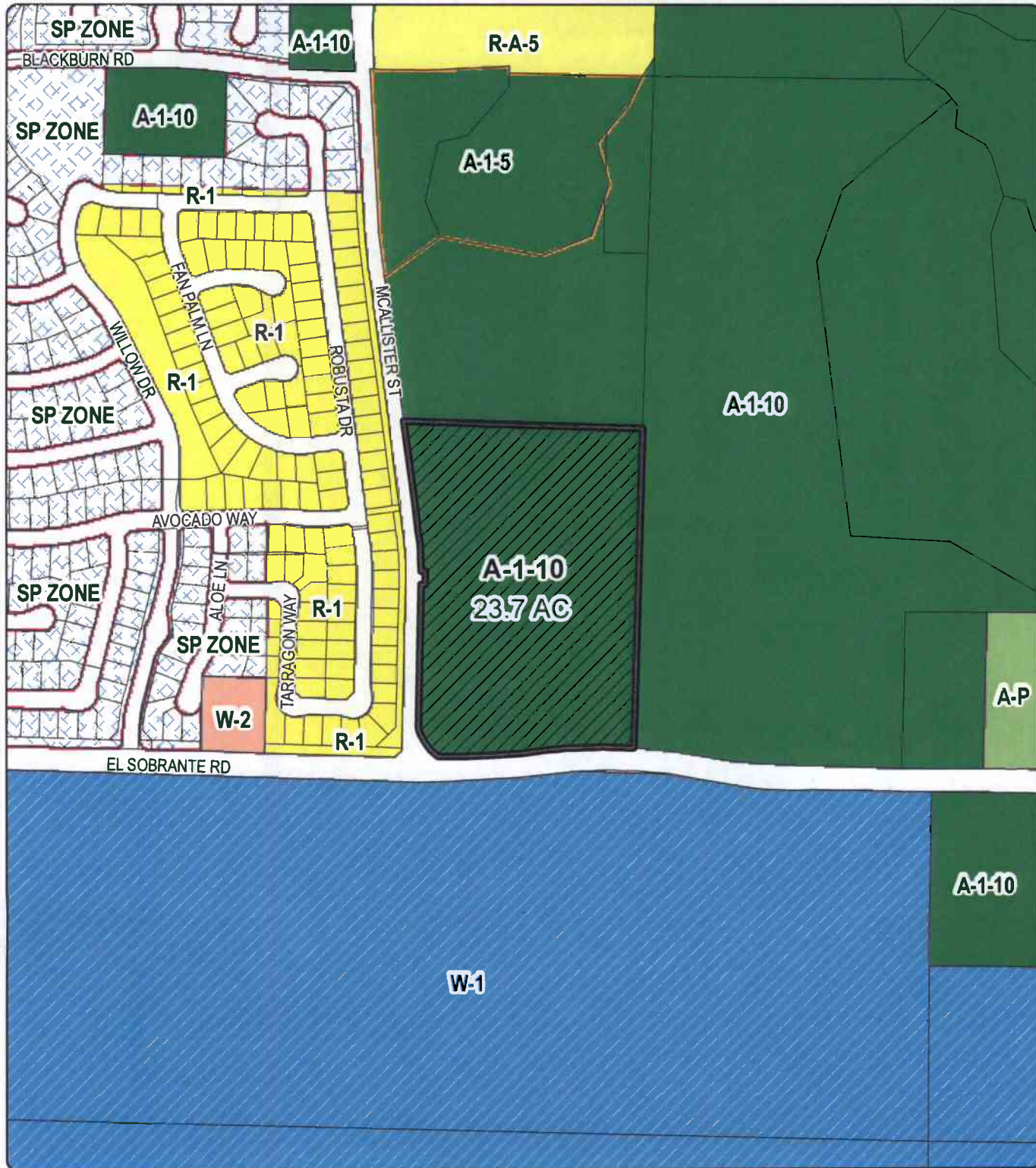
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01127

EXISTING ZONING

Supervisor Jeffries  
District 1

Date Drawn: 12/04/13  
Exhibit 2



Zoning District: Lake Mathews  
Township/Range: T3SR5W  
Section: 31

Assessors Bk. Pg. 270-18  
Thomas Bros. Pg. 745 A7  
Edition 2009



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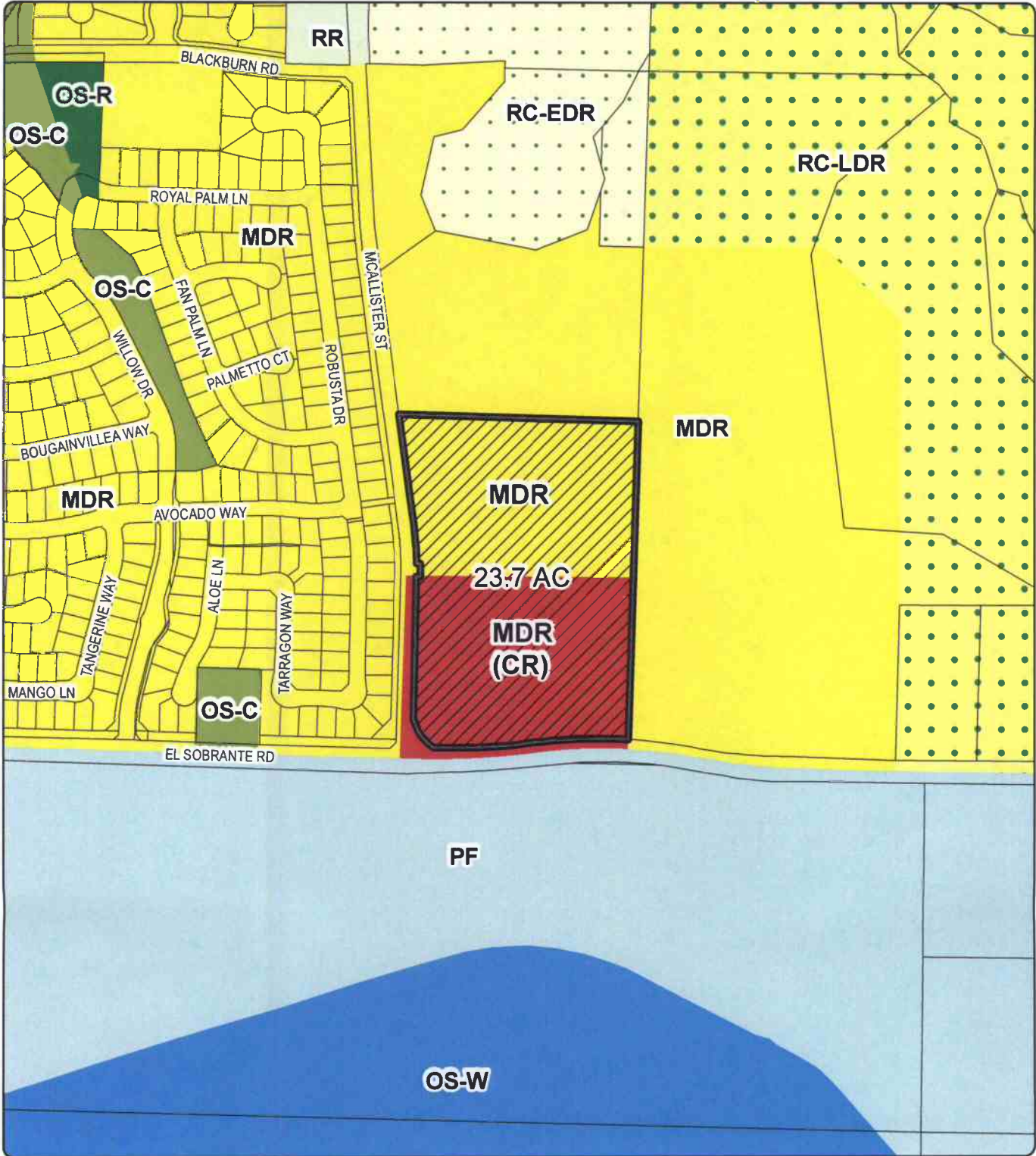
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01127

PROPOSED GENERAL PLAN

Supervisor Jeffries  
District 1

Date Drawn: 12/04/13  
Exhibit 6



Zoning District: Lake Mathews  
Township/Range: T3SR5W  
Section: 31

Assessors Bk. Pg. 270-18  
Thomas Bros. Pg. 745 A7  
Edition 2009



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