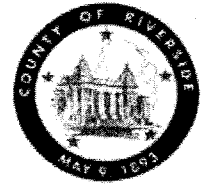


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

302B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
October 6, 2010

**SUBJECT: GENERAL PLAN AMENDMENT NO. 1105** (FTA-2010-10) (Entitlement/Policy Amendment) – Applicant: Workforce Homebuilders LLC – Engineer/Representative: Douglas Goodman – Fifth Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) – Location: Southerly of Center Street, westerly of Michigan Avenue – 6.71 Acres – Zoning: One Family Dwellings (R-1) – REQUEST: To amend the subject property's General Plan Designation from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to Community Development: High Density Residential (HDR) (8-14 D.U./Ac.).

**RECOMMENDED MOTION:** The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 1105 as modified by staff from Medium Density Residential (MDR) to High Density Residential (HDR) and Public Facilities (PF) as illustrated on Exhibit 7. 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 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

*Carolyn Syms Luna*

Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc D.M.

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, and Benoit  
Nays: None  
Absent: Ashley  
Date: October 19, 2010  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board

By: *Kecia Harper-Ihem*  
Deputy

Prev. Agn. Ref.

District: Fifth

Agenda Number:

15.1

REVIEWED BY EXECUTIVE OFFICE

DATE

Departmental Concurrence

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

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.

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**

Carolyn Syms Luna · Director

362B

**DATE:** September 20, 2010

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

**FROM:** Planning Department - Riverside Office *MS*

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 1105 (FTA-2010-10) (Entitlement/Policy Amendment)

(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 | <b>**SELECT Advertisement**</b>   |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> <b>**SELECT CEQA Determination**</b>                                   |
| <input checked="" 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 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                         |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(1st and 5th Dist) Press Enterprise

**Need Director's signature by 10/5/10**

Please schedule on the October 19, 2010 BOS Agenda

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**Agenda Item No.:**  
**Area Plan: Highgrove**  
**Zoning District: University**  
**Supervisory District: Fifth**  
**Project Planner: Matt Straite**  
**Planning Commission: September 15, 2010**

**GENERAL PLAN AMENDMENT NO. 1105**  
**(Entitlement/Policy Amendment)**  
**FAST TRACK NO. FTA-2010-10**  
**Applicant: Workforce Homebuilders, LLC**  
**Engineer/Representative: William**  
**Hezmalhalch**

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

### **RECOMMENDATIONS:**

The Planning Director recommended initiation of proceedings for General Plan Amendment No. 1105 as modified by staff from Medium Density Residential (MDR) to High Density Residential (HDR) and Public Facilities (PF) as illustrated on Exhibit 7 and the Planning Commission made no comments as reflected below. The Planning Director continues to recommend initiation of proceedings for General Plan Amendment No. 1105 as modified by staff from Medium Density Residential (MDR) to High Density Residential (HDR) and Public Facilities (PF) as illustrated on Exhibit 7.

### **PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:**

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

**Commissioner John Roth: no comments**

**Commissioner John Snell: no comments**

**Commissioner John Petty: no comments**

**Commissioner Jim Porras: no comments**

**Commissioner Jan Zuppardo: no comments**

Agenda Item No.: 3.3  
Area Plan: Highgrove  
Zoning District: University  
Supervisory District: Fifth  
Project Planner: Matt Straite  
Planning Commission: September 15, 2010

GENERAL PLAN AMENDMENT NO. 1105  
(Entitlement/Policy Amendment)  
FAST TRACK NO. FTA-2010-10  
Applicant: Workforce Homebuilders, LLC  
Engineer/Representative: William  
Hezmalhalch

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 1105** proposes to amend the Riverside County General Plan Land Use Element for the subject property from Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) Land Use Designation to Community Development: High Density Residential Land Use Designation (CD: HDR) (8-14 DU/AC.) to accommodate a future 89 unit affordable EDA sponsored rental housing facility (apartment complex) on a 6.71 acre site.

To meet low income housing needs the Economic Development Agency has granted Fast Track Authority to the project, allowing the applicant the flexibility they need to meet State deadlines.

The proposed Amendment is located in the Highgrove Area Plan; more specifically, the project is located southerly of Center Street and westerly of Michigan Avenue.

### 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.

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; together with the appropriate development applications, will thereafter be processed, heard and decided in accordance with all the procedures applicable to a GPA application, 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.

Additionally, refer to the attached Worksheets for General Plan Amendment Initiation Consideration Analysis.

VL

**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. 1105 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 required finding 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 Amendment does not conflict with:

(1) The Riverside County Vision. It is reasonable to assume that a High Density Residential land use designation for parcels in question will achieve the future vision of the General Plan. It is possible to make this finding.

(2) Any General Plan Principle. Given staff's review it is possible that the proposed designation could satisfy each of the General Plan Principals and Policies; including Highgrove Area Plan Policy HAP 2.3 which requires that two additional findings be made if more intense land uses are proposed:

- a. That the existing level of public facilities and services available to serve the project are adequate for the more intense land use, or there is a reasonable assurance that an adequate level of services will be available in the near future. A library is currently under construction on the project site. Additionally, park facilities exist across the street from the site, and the adjacent Gage Canal will provide opportunities for additional trail recreational features that will like to neighboring open space areas. This finding can be made.
- b. The proposed land use designation shall be compatible with surrounding land uses and land use designations, and will not create future land use incompatibilities. The project will be near a number of public amenities and will not conflict with surrounding land uses or densities. This finding can be made partly because the library is already under construction on the site.

Additionally, Highgrove Policies HAP 5.1 through 5.7 outline very specific requirements for any proposed land use change that will increase intensity. These policies specifically require enhanced residential amenities, sewer infrastructure and buffers to rural development. All such requirements would be implemented through subsequent development applications; however, it is reasonable to assume that the proposed General Plan Amendment could accommodate such amenities, sewer service and buffers to satisfy these specific requirements.

(3) Any Foundation Component designation in the General Plan. The project designation would be within the same Foundation. Thus, the proposed Amendment is consistent with the Community Development Foundation.

**Second Required Finding:** The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The Housing Element of the General Plan recognizes that "housing policies must be responsive to the special housing needs of persons who cannot afford market-rate housing, such as those of persons with disabilities, elderly, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter." The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

**Third Required Finding:** In addition to the two required findings, 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 "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." As previously stated, the proposed Amendment can meet the housing goals of the Riverside County Vision by accommodating the anticipated maturation in the community

and by providing special housing needs to persons who cannot afford market-rate housing, such as those of persons with disabilities, elderly, large families, farm workers, and families with female heads of households. Plot Plan 23256, located at the northwest corner of Spring Street and Garfield Avenue, was approved February 19, 2009, for 11 warehouse and office buildings ranging in size from 6,112 square feet to 67,432 square feet. The northwest corner of Spring Street and Garfield Avenue is westerly of the location for this proposed general plan amendment. The High Density Residential (8-14 Dwelling Units Per Acre) could help meet future housing needs for employees of this warehouse and office complex. Additionally the County Economic Development department is currently constructing a library on the same parcel as the proposed land use change. This was not anticipated in the 2003 General Plan. Placing higher density housing close to such amenities is encouraged by the General Plan. This finding can be made for the proposed Amendment.

#### **SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing Land Use (Ex. #1):                 | Vacant Land   |
| 2. Surrounding Land Use (Ex. #1):              | Elementary school to the west, Single Family Residences to the north and east, and Vacant Land to the south.  |
| 3. Existing Zoning (Ex. #2):                   | One Family Dwelling (R-1)   |
| 4. Surrounding Zoning (Ex. #2):                | One Family Dwelling (R-1) to the north, east and south, and west.   |
| 5. General Plan Land Use (Ex. #6):             | Existing: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre)<br>Proposed: Community Development: High Density Residential (CD: HDR) (8-14 Dwelling Units per Acre)       |
| 6. Surrounding General Plan Land Use (Ex. #6): | Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) to the west and south, Community Development: Low Density Residential (LDR) (1/2 Acre Minimum) to the east and north. |
| 7. Project Data:                               | Total Acreage: 6.71 Acres Gross (which represents only a portion of the current parcel).  |

#### **RECOMMENDATIONS:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 01105 as modified by staff from Medium Density Residential (MDR) to High Density Residential (HDR) and Public Facilities (PF) as illustrated on Exhibit 7. 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. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
  - b. An Agriculture Preserve;
  - c. A High Fire area;
  - d. A County Fault Zone;
  - e. A WRCMSHCP Criteria Cell;
  - f. A Dam Inundation Area.
  - g. An airport influence area
3. The project site is located within:
  - a. The Boundaries of the Highgrove Area Plan
  - b. An MSHCP Fee Area (Ordinance No. 810);
  - c. A Development Impact Fee Area (Ordinance No. 659);
  - d. An area of High Paleontological Sensitivity Potential
  - e. City of Riverside Sphere of Influence
  - a. An Area of Low Liquefaction Potential;
  - b. An Area Susceptible to Subsidence; and,
  - c. The boundaries of the Riverside Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 255-070-013.
5. This project was filed with the Planning Department on 8/24/2010.
6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$1905.25.

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01105

### VICINITY/POLICY AREAS

Supervisor Ashley  
District 5

Date Drawn: 8/24/10  
Vicinity Map



Zoning District: University  
Township/Range: T2SR4W

Section: 8

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) 883-8277 (Eastern County) or website at <http://www.lima.co.us/index.html>



0 500 1,000 2,000 3,000  
Feet

Assessors Bk. Pg. 255-07  
Thomas Bros. Pg. 646 6D  
Edition 2009

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01105

### LAND USE

Supervisor Ashley  
District 5

Date Drawn: 8/24/10  
Exhibit 1



Zoning District: University  
Township/Range: T2SR4W  
Section: 8

Assessors Bk. Pg. 255-07  
Thomas Bros. Pg. 646 6D  
Edition 2009



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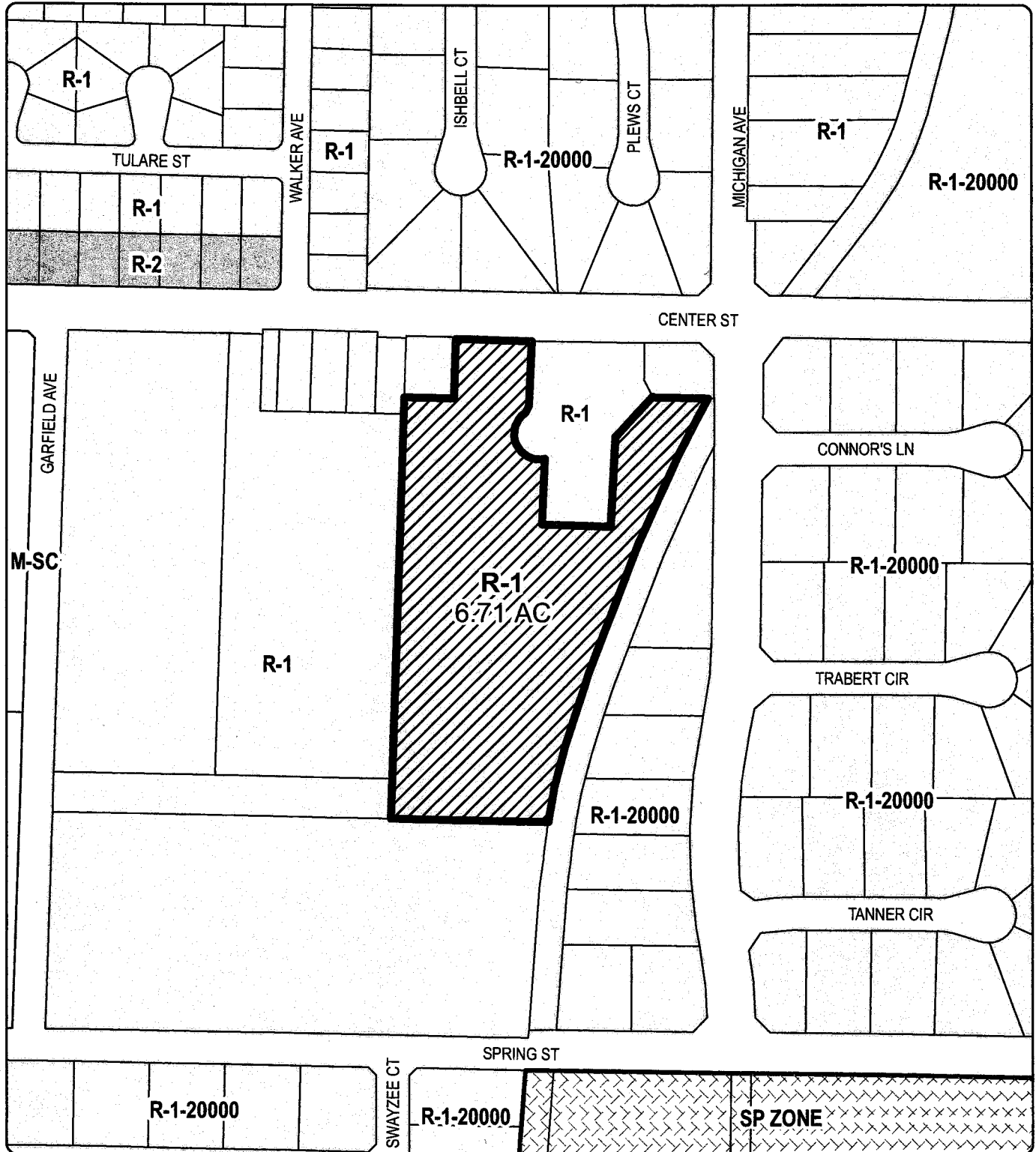
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01105 EXISTING ZONING

Supervisor Ashley  
District 5

Date Drawn: 8/24/10  
Exhibit 2



Zoning District: University  
Township/Range: T2SR4W  
Section: 8

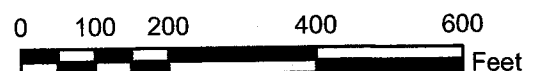
Assessors Bk. Pg. 255-07  
Thomas Bros. Pg. 646 6D  
Edition 2009

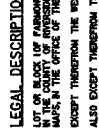
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0 100 200 400 600  
Feet

## RECOMMENDED GENERAL PLAN

Exhibit 7





EXCEPT THEREFROM THE WESTERLY 66 FEET;  
 LOT OR BLOCK 106 FAIRMONT PARK, IN ADDITION TO THE TOWN OF EAST RIVERSIDE,  
 IN THE COUNTY OF RIVERSIDE, CAL., AS SHOWN BY MAP ON FILE IN BOOK 1846 IS OF  
 MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY);

FROM THE NORTHWEST CORNER OF SAID LOT 1 THENCE SOUTHERLY, PARALLEL WITH THE WESTERNLY LINE OF SAID LOT 18 FEET; THENCE EASTERLY, PARALLEL WITH THE SOUTHERLY LINE OF CENTER STREET, 90 FEET; THENCE NORTHERLY, PARALLEL WITH THE WESTERNLY LINE OF SAID LOT 18 FEET TO A POINT IN THE SOUTHERLY LINE OF CENTER STREET, WHICH IS 66 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF CENTER STREET, 90 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 89° 42' EAST, ON THE NORTHERLY LINE OF SAID LOT, 644.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 1° 19' WEST, 67 FEET; THENCE SOUTH 28° 15' EAST, 318 FEET; THENCE SOUTH 89° 42' EAST, 644.03 FEET TO THE NORTHEASTLY LINE OF THE GAGE CANAL COMPANY RIGHT OF WAY; THENCE

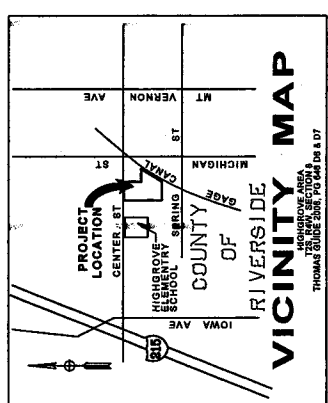
THE NORTHWESTERLY LINE OF THE GAGE CANAL COMPANY RIGHT OF WAY, 28' 50" EAST NORTH 32° 00' EAST ON THE NORTHWESTERLY LINE OF THE GAGE CANAL, 22.25 FEET THENCE NORTH 32° 00' EAST ON THE NORTHWESTERLY LINE OF THE GAGE CANAL, 54.57 FEET TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 8; 4' WEST ON THE NORTHERLY LINE OF SAID LOT, 83.20 FEET TO THE TRUE POINT OF BEGINNING.

| <u>EXISTING GENERAL PLAN DESIGNATION:</u> | <u>PROPOSED GENERAL PLAN DESIGNATION:</u> | <u>AMENDMENT DESCRIPTION:</u> |
|---|---|-------------------------------|
|---|---|-------------------------------|

**EXHIBIT PREPARER:**  
DOUGLAS L. GOODMAN  
GOODMAN & ASSOCIATES  
2079 SKY VIEW DR  
COLTON, CA 92324  
909-624-2775

**OWNER:**  
REDEVELOPMENT  
THE COUNTY  
1325 SPRUCE  
RIVERSIDE, CA  
951-427-1627

**APPLICANT:**  
WORKFORCE HOMEBUILDERS  
CONTACT - TONY MARRAS  
8300 UTTICA AVE., SUITE 100  
RANCHO CUCAMONGA, CA 91730  
909-987-3558

[illegible]

Workforce Homebuilders LLC  
8300 Utica Ave. Suite 173  
Rancho Cucamonga CA 91730

Douglas Goodman  
2079 Sky View Drive  
Colton CA 92324

William Hezmalhalch  
Att: Chris Williams  
2850 Redhill Ave. Suite 200  
Santa Ana, CA 92705

Workforce Homebuilders LLC  
8300 Utica Ave. Suite 173  
Rancho Cucamonga CA 91730

Douglas Goodman  
2079 Sky View Drive  
Colton CA 92324

William Hezmalhalch  
Att: Chris Williams  
2850 Redhill Ave. Suite 200  
Santa Ana, CA 92705



## Local Land Use Policies

Highgrove is a varied community consisting of three discernible parts, looking from west to east: a higher density mix of housing and mostly local-serving commercial development; suburban ranch style homes on, generally, half-acre lots; and rural lands.

### Urban Residential Development

Highgrove's western urban core stretches from La Cadena Drive to California Avenue. Within it is located the existing concentration of High Density Residential (HDR), Medium High Density Residential (MHDR), and Medium Density Residential (MDR).

Very High Density Residential (VHDR) includes apartment development, ranging from 14 to 20 dwelling units per acre. VHDR is not specifically allocated for any location within the Highgrove Community Policy Area. However, one existing trailer park is identified as Highest Density Residential.

HDR includes four-plex residential and apartment development, ranging from 8 to 14 dwelling units per acre.

A multiple family residential lot in HDR and MHDR must be at least 7,200 square feet in size and must contain at least 2,500 square feet per individual dwelling unit permitted.

MHDR allows densities ranging from 5 to 8 dwelling units per acre. The single family residential lot sizes permitted in this category range from as large as approximately 7,200 square feet down to about 5,000 square feet. This category also allows attached single family development and mobile home parks.

MDR allows densities ranging from 2 to 5 dwelling units per acre. The single family residential lot sizes permitted in this category range from as large as approximately 20,000 square feet down to about 7,200 square feet.

The Highgrove community is not served by a community or district sewer system, and, therefore, does not currently meet the qualifications for additional urban density development (densities greater than 2 dwelling units/acre) as specified in the Riverside County General Plan. Nonetheless, infill development east of Garfield Avenue will increase residential densities available to support the extension of sewer service to the community. The MDR densities would contribute to a land-use transition from job-creating uses that should be encouraged to locate alongside the Union Pacific rail line.

The following policies shall apply to all new development in HDR, MHDR, and MDR designations:

#### Policies:

- HAP 5.1 Additional VHDR, HDR, or MHDR residential uses shall be located within Highgrove's western urban core. VHDR uses shall be allowed only as a component of a transit-oriented mixed-use development as specified in the policy below. HDR or MHDR uses shall be allowed either as a component of a transit-oriented mixed-use development as specified in the policy below; or on parcels with appropriate existing zoning whose development applications can satisfy all other applicable policies below.
- HAP 5.2 Provide amenity features in conjunction with all VHDR, HDR, and MHDR developments. This may include a local park, jogging trail, or other open space feature for the use and enjoyment of residents.
- HAP 5.3 VHDR, HDR, MHDR, and MDR developments located adjacent to lower density residential uses shall provide transitional buffers, such as larger lot sizes along the boundary, setbacks similar to those of the adjoining rural development, block walls, landscaped berms, or a wall combined with landscaping to enhance its appearance.



# County of Riverside General Plan

## Highgrove Area Plan



- HAP 5.4 MDR developments shall provide open space, neighborhood parks, or recreational areas to serve the needs of their residents.
- HAP 5.5 All MDR, MHDR, HDR, VHDR, HHDR land uses require a full range of public services, as described in the Land Use Element of the Riverside County General Plan, including adequate and available circulation, water service from the City of Riverside Water Utilities OR Riverside Highland Water Company's distribution system (as applicable), sewage collection, and utilities including electricity and telephone (and, usually, natural gas and cable television) service.
- HAP 5.6 All subdivisions proposing development at MDR, MHDR, HDR, VHDR, and HHDR densities must be part of improvement districts of water and sewer districts which are authorized to provide water and sewer service, or must provide evidence of an agreement with another entity for provision of sewer service. Commitments for water and sewer service must be confirmed by the entities responsible for providing these services. Adequate and available water supply and sewage treatment capacities must exist at the time of construction to meet the demands of the proposed project.
- HAP 5.7 Development applications for transit-oriented mixed use development projects must satisfy the requirements of the VHDR, HDR, MHDR, MDR, Commercial or Industrial policies of this Plan, according to the uses incorporated within the project. In addition, such applications must satisfy the following requirements:
- The project shall be located within one-half mile of a future Highgrove transit station site.
  - The project shall aggressively promote alternatives to vehicular traffic, by project design and amenities that encourage pedestrian and bicycle patronage.
  - The project's residential component shall have a maximum residential density of 20 dwelling units per acre (VHDR). In its design and construction, this residential component shall implement measures appropriate to mitigate exterior noise and interior noise at levels consistent with its proximity to railroad rights-of-way or other significant noise sources.
  - The project shall include a retail component that is centrally located, serves transit employees/passengers, the project's inhabitants, and potentially the greater Highgrove community.
  - Approval of a specific plan application is required.

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



September 11, 2010

*VIA ELECTRONIC MAIL AND FACSIMILE*

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

**RE: Item 3.0, General Plan Amendment Initiation Proceedings  
(September 15, 2010)**

Dear Chair and Members of the Commission:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals, which once again call for planning rigor and retaining the integrity of the Foundation System.

Item 3.1, GPA 1101 (Coachella)

*No position.*

Item 3.2, GPA 1102 (Coachella)

*No position.*

Item 3.3, GPA 1105 (Highgrove)

***Concur with staff recommendation for initiation.*** This 7 acre site seems appropriate for higher density, affordable housing.

Thank you for considering our views.

Sincerely,

Dan Silver, MD  
Executive Director

Electronic cc: Board Offices  
George Johnson, TLMA

Carolyn Luna, Planning Dept.  
Interested parties

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



September 11, 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 (Sept 14, 2010)**

Dear Chairman Ashley and Members of the Board:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPAs. The staff recommendations are highly unsound, ranging from a severe information gap regarding the MSCP (GPA 1030) to proposals that disastrously undermine the integrity of the Foundation System and the rational land use planning to which the County aspires (GPAs 1098 and 920). As we have pointed out previously, staff has provided no evidence that increased housing capacity is needed, let alone where it should optimally be sited. Compelling new circumstances do not support these proposals. Please take a hard look and deny the initiation of unwarranted General Plan Amendments.

Item 15.1, GPA 964 (Elsinore)

***Disagree with staff recommendation to initiate.*** This 84-acre site may require a technical amendment to correct for portions without slopes so steep as to trigger the Rural Mountainous designation. However, as the property is within the sphere of influence of the City of Lake Elsinore, any urban development should occur through an orderly process of annexation. There is also no evidence that the existing General Plans (County and City) do not have ample capacity to absorb population growth, or that infill within Lake Elsinore would not be a better alternative.

Item 15.2, GPA 1030 (Temescal)

***Disagree with staff recommendation to initiate.*** This proposal would convert 446 acres within MSHCP Criteria Cells from the most restrictive designations of Open Space-Rural and Rural to a mixture of high and low density residential and commercial retail. This land is obviously critically important wildlife habitat, with Temescal Wash as an outstanding feature. While nearby urbanization exists, this does not in and of itself constitute justification to convert all surrounding land to the same use. No planning need for additional urban land has been provided.

Most importantly, despite this being a critical area for the MSHCP, virtually no information has been provided by staff as to the how the proposed redesignation would affect MSHCP preserve assembly. Would it advance or hinder it? If land acquisition is needed, the proposed up-planning might constitute a gift of public funds. *What is the opinion of the Environmental Programs Department of this proposed change?* At best, initiation is premature and much additional information is necessary.

Item 15.3, GPA 1098 (Eastern Coachella)

***Disagree with staff recommendation to initiate.*** This proposal would convert 40 acres of Agriculture to Community Development MDR. It is a *piecemeal tract map* without any tie to a Community Center or other relatively sustainable pattern of greenfield development, and promises high vehicle miles traveled and greenhouse gas emissions.

Furthermore, the site is part of the Vista Santa Rosa *unapproved* conceptual plan. Vista Santa Rosa proposes massive development in the Coachella Valley that is an anachronism in the age of climate change. No absorption study for the Coachella Valley shows a need for the project. Community separation between municipalities would be erased. At a minimum, approval of Vista Santa Rosa via GPA 960 should *precede* piecemeal tract maps.

The pattern of development of Vista Santa Rosa would consume large amounts of land – and agriculture – to house relatively few people. Indeed, in its predominance of low density (2 du/ac) and estate density (0.5-1 du/ac) housing, it is far more *inefficient* than the medium-density (2-5 du/ac) sprawl common elsewhere. The token inclusion of a village center and “lifestyle corridors” cannot disguise the unsustainability of the concept as a whole.

In conclusion, the outdated Vista Santa Rosa Policy Area is bankrupt from a planning perspective and negates any progressive trends, such as Community Centers, that were inherent in the 2003 General Plan Update. It – and this piecemeal GPA – need to go back to the drawing board.

Item 15.4, GPA 1101 (Coachella)

***No position.***

Item 15.5, GPA 920 (Southwest Area Plan)

***Disagree with staff recommendation to initiate.*** This proposal would convert 60 acres of Rural and Rural Mountainous to Community Development on the basis of a “trend” that is nothing other than the trend of sprawl. No new circumstances are documented that compel this Foundation change, and indeed, it is contrary to the vision of a greenbelt. At stake is a block of highly intact rural and agricultural land on the eastern border of Highway 79 urbanization. These very lands now form an urban edge that *defines* communities, with urban to the west and rural and open space to the east.

*Please note that on March 24, 2009, your Board declined to initiate closely related and adjacent GPAs 986 and 1026. Consistency demands declining GPA 920, as well.*

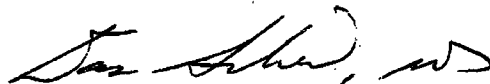
*Without planning justification, staff is recommending a GPA that, in a leapfrog fashion, would transform this area and push development further east along the scenic Highway 79 corridor. Current traffic congestion on Highway 79 should alone be enough to deny this proposal. The "progression of Community Development land use designations" referred to in the staff report is simply a progression of *requests* for GPAs that is being confused with real planning.*

*What is the vision for this area, and how was it arrived at? What community outreach occurred? What is the City of Temecula's view? What is the absorption capacity (in years of growth) of the current General Plan? Is more urban land needed, and on what basis? What growth accommodation alternatives were considered other than greenfield development? If more urban land is needed, where is it optimally sited given transportation, open space, and greenhouse gas considerations? *These questions are never asked let alone answered.**

Denial of this proposed GPA is a good example of the rigor needed to maintain the integrity of the Foundation System and to conduct a successful Five-Year Update.

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

Electronic cc: Board Offices  
George Johnson  
Carolyn Syms Luna  
Damian Meins  
Katherine Lind

## Harper-Ihem, Kecia

---

**From:** Mares, David [DMARES@rctlma.org]  
**Sent:** Thursday, September 30, 2010 10:08 AM  
**To:** Harper-Ihem, Kecia  
**Subject:** RE: GPA 1105 (FTA-2010-10)

You are correct. I know that GPIP initiations are supposed to be on the "15." portion of the agenda (in fact our coversheet specifically has a checkbox for just that situation directly below the incorrectly checked box.) I apologize for not catching that obvious error. I will redouble my efforts to not let those types of mistakes leave this office. Do you need to fix anything?

---

**From:** Harper-Ihem, Kecia [mailto:KHARPER-IHEM@rcbos.org]  
**Sent:** Thursday, September 30, 2010 10:01 AM  
**To:** Mares, David  
**Subject:** GPA 1105 (FTA-2010-10)  
**Importance:** High

Good Morning Dave,

I received the Form 11 (see attached) for the above to schedule on October 19, 2010. The cover sheet (see attached) indicates that the item should on the policy calendar (3's), however it appears to be a GPA initiation (15's).

Please advise.

Thanks,  
Kecia



Kecia Harper-Ihem  
Clerk of the Board  
Riverside County, Ca  
ph. 951.955.1061 fax 951.955.1071  
[kharp-ihem@rcbos.org](mailto:kharp-ihem@rcbos.org)

Three Rules of Work: Out of clutter find simplicity, from discord find harmony, in the middle of difficulty lies opportunity. - Albert Einstein

**Effective August 14, 2009 the County Administrative Center will be closed every Friday until further notice.  
Business hours for the Clerk of the Board Office will be Monday through Thursday, 7:30 a.m. to 5:00 p.m.**

This email message, including any attachments, is intended for the sole viewing and use of the individual or entity to which it is addressed, and may contain confidential and privileged information, which is prohibited from disclosure. Any unauthorized review, use, disclosure, distribution, or the taking of any action in reliance on the information contained in this email, including attachments, is prohibited. If you are not the intended recipient, you are hereby notified that any dissemination or copy of this message, or any attachments, is prohibited. If you have received a copy of this email in error, please notify the sender by reply email immediately, and remove all copies of the original message, including attachments, from your computer.

**Agenda Item No.:**  
**Area Plan: Highgrove**  
**Zoning District: University**  
**Supervisory District: Fifth**  
**Project Planner: Matt Straite**  
**Planning Commission: September 15, 2010**

**GENERAL PLAN AMENDMENT NO. 1105**  
**(Entitlement/Policy Amendment)**  
**FAST TRACK NO. FTA-2010-10**  
**Applicant: Workforce Homebuilders, LLC**  
**Engineer/Representative: William**  
**Hezmalhalch**

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

### **RECOMMENDATIONS:**

The Planning Director recommended initiation of proceedings for General Plan Amendment No. 1105 as modified by staff from Medium Density Residential (MDR) to High Density Residential (HDR) and Public Facilities (PF) as illustrated on Exhibit 7 and the Planning Commission made no comments as reflected below. The Planning Director continues to recommend initiation of proceedings for General Plan Amendment No. 1105 as modified by staff from Medium Density Residential (MDR) to High Density Residential (HDR) and Public Facilities (PF) as illustrated on Exhibit 7.

### **PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:**

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

**Commissioner John Roth: no comments**

**Commissioner John Snell: no comments**

**Commissioner John Petty: no comments**

**Commissioner Jim Porras: no comments**

**Commissioner Jan Zuppardo: no comments**

Agenda Item No.: 3.3  
Area Plan: Highgrove  
Zoning District: University  
Supervisory District: Fifth  
Project Planner: Matt Straite  
Planning Commission: September 15, 2010

GENERAL PLAN AMENDMENT NO. 1105  
(Entitlement/Policy Amendment)  
FAST TRACK NO. FTA-2010-10  
Applicant: Workforce Homebuilders, LLC  
Engineer/Representative: William  
Hezmalhalch

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 1105** proposes to amend the Riverside County General Plan Land Use Element for the subject property from Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) Land Use Designation to Community Development: High Density Residential Land Use Designation (CD: HDR) (8-14 DU/AC.) to accommodate a future 89 unit affordable EDA sponsored rental housing facility (apartment complex) on a 6.71 acre site.

To meet low income housing needs the Economic Development Agency has granted Fast Track Authority to the project, allowing the applicant the flexibility they need to meet State deadlines.

The proposed Amendment is located in the Highgrove Area Plan; more specifically, the project is located southerly of Center Street and westerly of Michigan Avenue.

### 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.

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; together with the appropriate development applications, will thereafter be processed, heard and decided in accordance with all the procedures applicable to a GPA application, 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.

Additionally, refer to the attached Worksheets for General Plan Amendment Initiation Consideration Analysis.

VL



**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. 1105 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 required finding 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 Amendment does not conflict with:

(1) The Riverside County Vision. It is reasonable to assume that a High Density Residential land use designation for parcels in question will achieve the future vision of the General Plan. It is possible to make this finding.

(2) Any General Plan Principle. Given staff's review it is possible that the proposed designation could satisfy each of the General Plan Principals and Policies; including Highgrove Area Plan Policy HAP 2.3 which requires that two additional findings be made if more intense land uses are proposed:

- a. That the existing level of public facilities and services available to serve the project are adequate for the more intense land use, or there is a reasonable assurance that an adequate level of services will be available in the near future. A library is currently under construction on the project site. Additionally, park facilities exist across the street from the site, and the adjacent Gage Canal will provide opportunities for additional trail recreational features that will like to neighboring open space areas. This finding can be made.
- b. The proposed land use designation shall be compatible with surrounding land uses and land use designations, and will not create future land use incompatibilities. The project will be near a number of public amenities and will not conflict with surrounding land uses or densities. This finding can be made partly because the library is already under construction on the site.

Additionally, Highgrove Policies HAP 5.1 through 5.7 outline very specific requirements for any proposed land use change that will increase intensity. These policies specifically require enhanced residential amenities, sewer infrastructure and buffers to rural development. All such requirements would be implemented through subsequent development applications; however, it is reasonable to assume that the proposed General Plan Amendment could accommodate such amenities, sewer service and buffers to satisfy these specific requirements.

(3) Any Foundation Component designation in the General Plan. The project designation would be within the same Foundation. Thus, the proposed Amendment is consistent with the Community Development Foundation.

**Second Required Finding:** The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The Housing Element of the General Plan recognizes that "housing policies must be responsive to the special housing needs of persons who cannot afford market-rate housing, such as those of persons with disabilities, elderly, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter." The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

**Third Required Finding:** In addition to the two required findings, 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 "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." As previously stated, the proposed Amendment can meet the housing goals of the Riverside County Vision by accommodating the anticipated maturation in the community

and by providing special housing needs to persons who cannot afford market-rate housing, such as those of persons with disabilities, elderly, large families, farm workers, and families with female heads of households. Plot Plan 23256, located at the northwest corner of Spring Street and Garfield Avenue, was approved February 19, 2009, for 11 warehouse and office buildings ranging in size from 6,112 square feet to 67,432 square feet. The northwest corner of Spring Street and Garfield Avenue is westerly of the location for this proposed general plan amendment. The High Density Residential (8-14 Dwelling Units Per Acre) could help meet future housing needs for employees of this warehouse and office complex. Additionally the County Economic Development department is currently constructing a library on the same parcel as the proposed land use change. This was not anticipated in the 2003 General Plan. Placing higher density housing close to such amenities is encouraged by the General Plan. This finding can be made for the proposed Amendment.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing Land Use (Ex. #1):                 | Vacant Land   |
| 2. Surrounding Land Use (Ex. #1):              | Elementary school to the west, Single Family Residences to the north and east, and Vacant Land to the south.  |
| 3. Existing Zoning (Ex. #2):                   | One Family Dwelling (R-1)   |
| 4. Surrounding Zoning (Ex. #2):                | One Family Dwelling (R-1) to the north, east and south, and west.   |
| 5. General Plan Land Use (Ex. #6):             | Existing: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre)<br>Proposed: Community Development: High Density Residential (CD: HDR) (8-14 Dwelling Units per Acre)       |
| 6. Surrounding General Plan Land Use (Ex. #6): | Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) to the west and south, Community Development: Low Density Residential (LDR) (1/2 Acre Minimum) to the east and north. |
| 7. Project Data:                               | Total Acreage: 6.71 Acres Gross (which represents only a portion of the current parcel).  |

**RECOMMENDATIONS:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 01105 as modified by staff from Medium Density Residential (MDR) to High Density Residential (HDR) and Public Facilities (PF) as illustrated on Exhibit 7. 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. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
  - b. An Agriculture Preserve;
  - c. A High Fire area;
  - d. A County Fault Zone;
  - e. A WRCMSHCP Criteria Cell;
  - f. A Dam Inundation Area.
  - g. An airport influence area
3. The project site is located within:
  - a. The Boundaries of the Highgrove Area Plan
  - b. An MSHCP Fee Area (Ordinance No. 810);
  - c. A Development Impact Fee Area (Ordinance No. 659);
  - d. An area of High Paleontological Sensitivity Potential
  - e. City of Riverside Sphere of Influence
  - a. An Area of Low Liquefaction Potential;
  - b. An Area Susceptible to Subsidence; and,
  - c. The boundaries of the Riverside Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 255-070-013.
5. This project was filed with the Planning Department on 8/24/2010.
6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$1905.25.

# RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01105

## VICINITY/POLICY AREAS

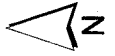
Supervisor Ashley  
District 5

Date Drawn: 8/24/10  
Vicinity Map



Zoning District: University  
Township/Range: T2SR4W  
Section: 8

Assessors Bk. Pg. 255-07  
Thomas Bros. Pg. 646 6D  
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) 855-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lrra.co.riverside.ca.us/index.html>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01105

### LAND USE

Supervisor Ashley  
District 5

Date Drawn: 8/24/10  
Exhibit 1



Zoning District: University  
Township/Range: T2SR4W  
Section: 8

Assessors Bk. Pg. 255-07  
Thomas Bros. Pg. 646 6D  
Edition 2009



0 125 250 500 750 1,000 Feet

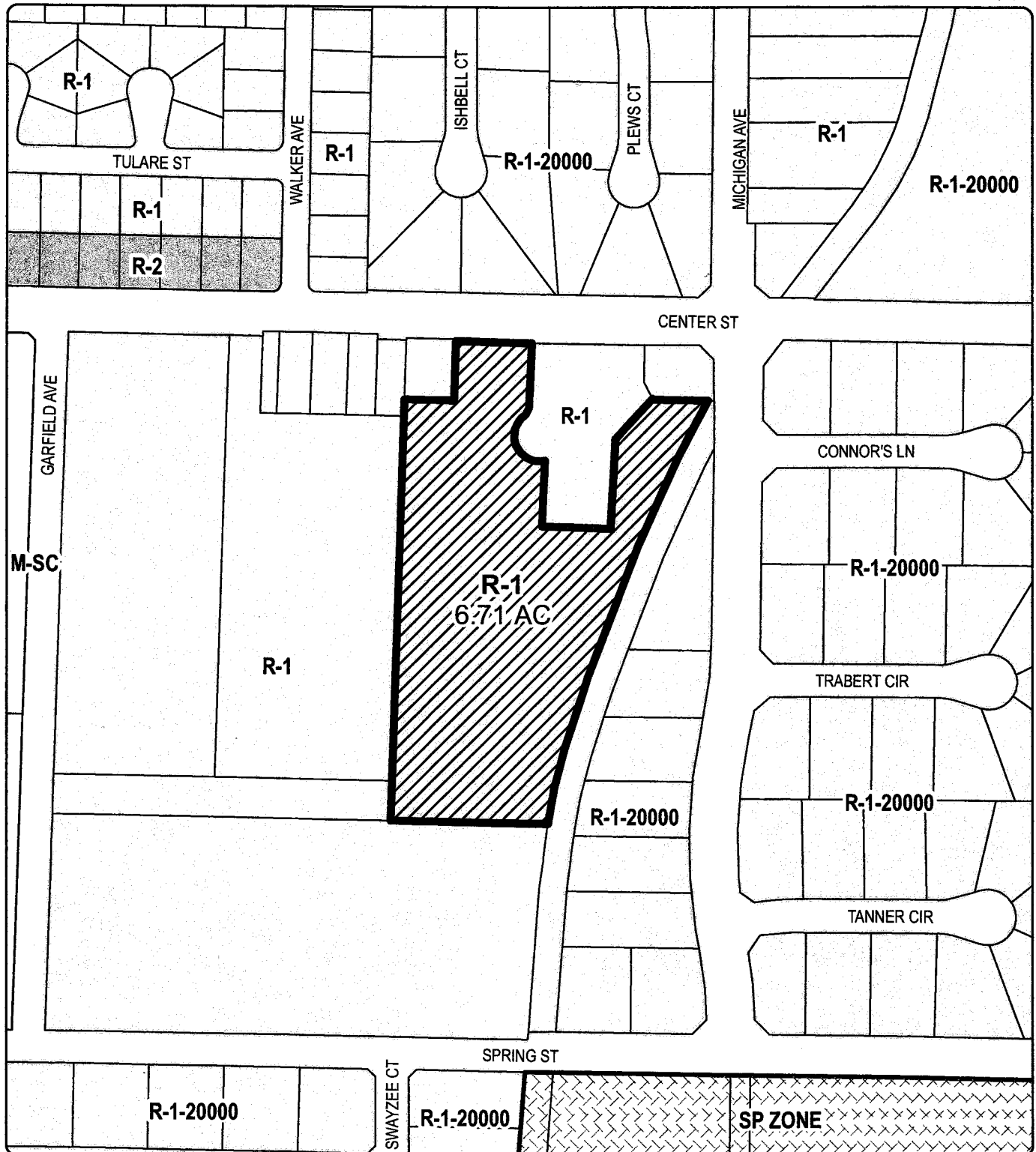
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01105 EXISTING ZONING

Supervisor Ashley  
District 5

Date Drawn: 8/24/10  
Exhibit 2

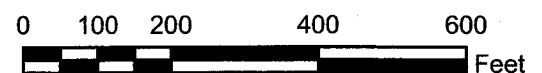


Zoning District: University  
Township/Range: T2SR4W  
Section: 8

Assessors Bk. Pg. 255-07  
Thomas Bros. Pg. 646 6D  
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

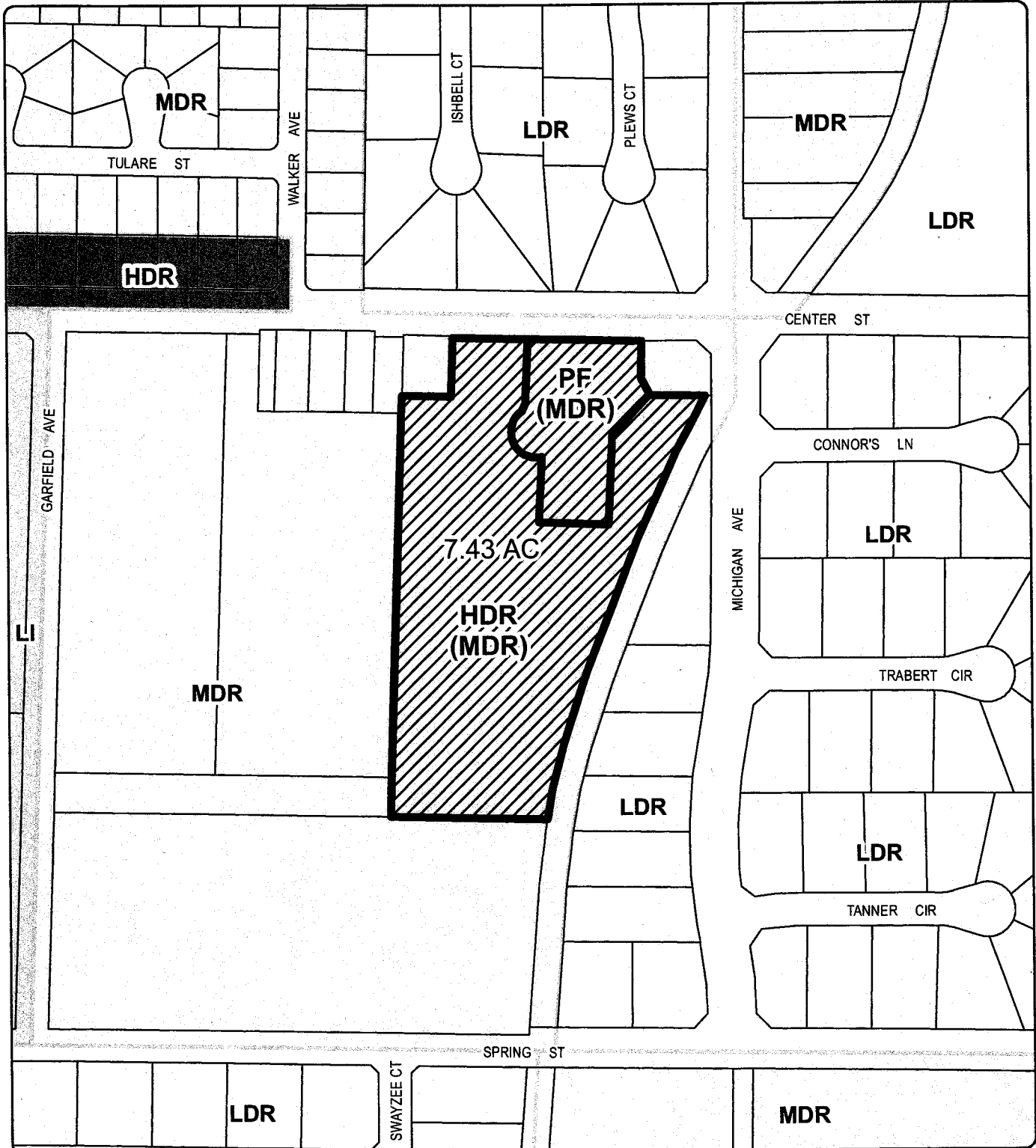
**GPA01105**

## RECOMMENDED GENERAL PLAN

Supervisor Ashley  
District 5

Date Drawn: 8/24/10

Exhibit 7

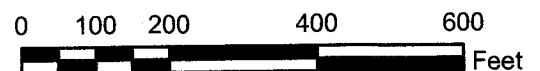


Zoning District: University  
Township/Range: T2SR4W  
Section: 8

Assessors Bk. Pg. 255-07  
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**VICINITY MAP**  
OF  
RIVERSIDE  
COUNTY  
WISCONSIN

**PROJECT LOCATION**  
CENTER ST  
SPRING ST

MT VERNON AVE  
HIGHGROVE ELEMENTARY SCHOOL  
HIGHGROVE AREA  
THE MAIN SECTION  
TOWN OF RIVERSIDE

IOWA AVE  
MICHIGAN AVE  
515  
100

WORK CONTAINED WITHIN THESE PLANS SHALL BE COMMENCED UNTIL AN ENCLOSURE IS RECEIVED AND/OR A GRADING PERMIT HAS BEEN OBTAINED.

Workforce Homebuilders LLC  
8300 Utica Ave. Suite 173  
Rancho Cucamonga CA 91730

Douglas Goodman  
2079 Sky View Drive  
Colton CA 92324

William Hezmalhalch  
Att: Chris Williams  
2850 Redhill Ave. Suite 200  
Santa Ana, CA 92705

Workforce Homebuilders LLC  
8300 Utica Ave. Suite 173  
Rancho Cucamonga CA 91730

Douglas Goodman  
2079 Sky View Drive  
Colton CA 92324

William Hezmalhalch  
Att: Chris Williams  
2850 Redhill Ave. Suite 200  
Santa Ana, CA 92705



## Local Land Use Policies

Highgrove is a varied community consisting of three discernible parts, looking from west to east: a higher density mix of housing and mostly local-serving commercial development; suburban ranch style homes on, generally, half-acre lots; and rural lands.

### Urban Residential Development

Highgrove's western urban core stretches from La Cadena Drive to California Avenue. Within it is located the existing concentration of High Density Residential (HDR), Medium High Density Residential (MHDR), and Medium Density Residential (MDR).

Very High Density Residential (VHDR) includes apartment development, ranging from 14 to 20 dwelling units per acre. VHDR is not specifically allocated for any location within the Highgrove Community Policy Area. However, one existing trailer park is identified as Highest Density Residential.

HDR includes four-plex residential and apartment development, ranging from 8 to 14 dwelling units per acre.

A multiple family residential lot in HDR and MHDR must be at least 7,200 square feet in size and must contain at least 2,500 square feet per individual dwelling unit permitted.

MHDR allows densities ranging from 5 to 8 dwelling units per acre. The single family residential lot sizes permitted in this category range from as large as approximately 7,200 square feet down to about 5,000 square feet. This category also allows attached single family development and mobile home parks.

MDR allows densities ranging from 2 to 5 dwelling units per acre. The single family residential lot sizes permitted in this category range from as large as approximately 20,000 square feet down to about 7,200 square feet.

The Highgrove community is not served by a community or district sewer system, and, therefore, does not currently meet the qualifications for additional urban density development (densities greater than 2 dwelling units/acre) as specified in the Riverside County General Plan. Nonetheless, infill development east of Garfield Avenue will increase residential densities available to support the extension of sewer service to the community. The MDR densities would contribute to a land-use transition from job-creating uses that should be encouraged to locate alongside the Union Pacific rail line.

The following policies shall apply to all new development in HDR, MHDR, and MDR designations:

#### Policies:

- HAP 5.1 Additional VHDR, HDR, or MHDR residential uses shall be located within Highgrove's western urban core. VHDR uses shall be allowed only as a component of a transit-oriented mixed-use development as specified in the policy below. HDR or MHDR uses shall be allowed either as a component of a transit-oriented mixed-use development as specified in the policy below; or on parcels with appropriate existing zoning whose development applications can satisfy all other applicable policies below.
- HAP 5.2 Provide amenity features in conjunction with all VHDR, HDR, and MHDR developments. This may include a local park, jogging trail, or other open space feature for the use and enjoyment of residents.
- HAP 5.3 VHDR, HDR, MHDR, and MDR developments located adjacent to lower density residential uses shall provide transitional buffers, such as larger lot sizes along the boundary, setbacks similar to those of the adjoining rural development, block walls, landscaped berms, or a wall combined with landscaping to enhance its appearance.

# County of Riverside General Plan

## Highgrove Area Plan



- HAP 5.4 MDR developments shall provide open space, neighborhood parks, or recreational areas to serve the needs of their residents.
- HAP 5.5 All MDR, MHDR, HDR, VHDR, HHDR land uses require a full range of public services, as described in the Land Use Element of the Riverside County General Plan, including adequate and available circulation, water service from the City of Riverside Water Utilities OR Riverside Highland Water Company's distribution system (as applicable), sewage collection, and utilities including electricity and telephone (and, usually, natural gas and cable television) service.
- HAP 5.6 All subdivisions proposing development at MDR, MHDR, HDR, VHDR, and HHDR densities must be part of improvement districts of water and sewer districts which are authorized to provide water and sewer service, or must provide evidence of an agreement with another entity for provision of sewer service. Commitments for water and sewer service must be confirmed by the entities responsible for providing these services. Adequate and available water supply and sewage treatment capacities must exist at the time of construction to meet the demands of the proposed project.
- HAP 5.7 Development applications for transit-oriented mixed use development projects must satisfy the requirements of the VHDR, HDR, MHDR, MDR, Commercial or Industrial policies of this Plan, according to the uses incorporated within the project. In addition, such applications must satisfy the following requirements:
- The project shall be located within one-half mile of a future Highgrove transit station site.
  - The project shall aggressively promote alternatives to vehicular traffic, by project design and amenities that encourage pedestrian and bicycle patronage.
  - The project's residential component shall have a maximum residential density of 20 dwelling units per acre (VHDR). In its design and construction, this residential component shall implement measures appropriate to mitigate exterior noise and interior noise at levels consistent with its proximity to railroad rights-of-way or other significant noise sources.
  - The project shall include a retail component that is centrally located, serves transit employees/passengers, the project's inhabitants, and potentially the greater Highgrove community.
  - Approval of a specific plan application is required.

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



September 11, 2010

*VIA ELECTRONIC MAIL AND FACSIMILE*

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

**RE: Item 3.0, General Plan Amendment Initiation Proceedings  
(September 15, 2010)**

Dear Chair and Members of the Commission:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals, which once again call for planning rigor and retaining the integrity of the Foundation System.

Item 3.1, GPA 1101 (Coachella)

*No position.*

Item 3.2, GPA 1102 (Coachella)

*No position.*

Item 3.3, GPA 1105 (Highgrove)

***Concur with staff recommendation for initiation.*** This 7 acre site seems appropriate for higher density, affordable housing.

Thank you for considering our views.

Sincerely,

Dan Silver, MD  
Executive Director

Electronic cc: Board Offices  
George Johnson, TLMA

Carolyn Luna, Planning Dept.  
Interested parties

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



September 11, 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 (Sept 14, 2010)**

Dear Chairman Ashley and Members of the Board:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPAs. The staff recommendations are highly unsound, ranging from a severe information gap regarding the MSCP (GPA 1030) to proposals that disastrously undermine the integrity of the Foundation System and the rational land use planning to which the County aspires (GPAs 1098 and 920). As we have pointed out previously, staff has provided no evidence that increased housing capacity is needed, let alone where it should optimally be sited. Compelling new circumstances do not support these proposals. Please take a hard look and deny the initiation of unwarranted General Plan Amendments.

Item 15.1. GPA 964 (Elsinore)

***Disagree with staff recommendation to initiate.*** This 84-acre site may require a technical amendment to correct for portions without slopes so steep as to trigger the Rural Mountainous designation. However, as the property is within the sphere of influence of the City of Lake Elsinore, any urban development should occur through an orderly process of annexation. There is also no evidence that the existing General Plans (County and City) do not have ample capacity to absorb population growth, or that infill within Lake Elsinore would not be a better alternative.

Item 15.2. GPA 1030 (Temescal)

***Disagree with staff recommendation to initiate.*** This proposal would convert 446 acres within MSHCP Criteria Cells from the most restrictive designations of Open Space-Rural and Rural to a mixture of high and low density residential and commercial retail. This land is obviously critically important wildlife habitat, with Temescal Wash as an outstanding feature. While nearby urbanization exists, this does not in and of itself constitute justification to convert all surrounding land to the same use. No planning need for additional urban land has been provided.

Most importantly, despite this being a critical area for the MSHCP, virtually no information has been provided by staff as to the how the proposed redesignation would affect MSHCP preserve assembly. Would it advance or hinder it? If land acquisition is needed, the proposed up-planning might constitute a gift of public funds. *What is the opinion of the Environmental Programs Department of this proposed change?* At best, initiation is premature and much additional information is necessary.

Item 15.3, GPA 1098 (Eastern Coachella)

***Disagree with staff recommendation to initiate.*** This proposal would convert 40 acres of Agriculture to Community Development MDR. It is a *piecemeal tract map* without any tie to a Community Center or other relatively sustainable pattern of greenfield development, and promises high vehicle miles traveled and greenhouse gas emissions.

Furthermore, the site is part of the Vista Santa Rosa *unapproved* conceptual plan. Vista Santa Rosa proposes massive development in the Coachella Valley that is an anachronism in the age of climate change. No absorption study for the Coachella Valley shows a need for the project. Community separation between municipalities would be erased. At a minimum, approval of Vista Santa Rosa via GPA 960 should *precede* piecemeal tract maps.

The pattern of development of Vista Santa Rosa would consume large amounts of land – and agriculture – to house relatively few people. Indeed, in its predominance of low density (2 du/ac) and estate density (0.5-1 du/ac) housing, it is far more *inefficient* than the medium-density (2-5 du/ac) sprawl common elsewhere. The token inclusion of a village center and “lifestyle corridors” cannot disguise the unsustainability of the concept as a whole.

In conclusion, the outdated Vista Santa Rosa Policy Area is bankrupt from a planning perspective and negates any progressive trends, such as Community Centers, that were inherent in the 2003 General Plan Update. It – and this piecemeal GPA – need to go back to the drawing board.

Item 15.4, GPA 1101 (Coachella)

***No position.***

Item 15.5, GPA 920 (Southwest Area Plan)

***Disagree with staff recommendation to initiate.*** This proposal would convert 60 acres of Rural and Rural Mountainous to Community Development on the basis of a “trend” that is nothing other than the trend of sprawl. No new circumstances are documented that compel this Foundation change, and indeed, it is contrary to the vision of a greenbelt. At stake is a block of highly intact rural and agricultural land on the eastern border of Highway 79 urbanization. These very lands now form an urban edge that *defines* communities, with urban to the west and rural and open space to the east.

***Please note that on March 24, 2009, your Board declined to initiate closely related and adjacent GPAs 986 and 1026. Consistency demands declining GPA 920, as well.***

*Without planning justification, staff is recommending a GPA that, in a leapfrog fashion, would transform this area and push development further east along the scenic Highway 79 corridor. Current traffic congestion on Highway 79 should alone be enough to deny this proposal. The "progression of Community Development land use designations" referred to in the staff report is simply a progression of *requests* for GPAs that is being confused with real planning.*

*What is the vision for this area, and how was it arrived at? What community outreach occurred? What is the City of Temecula's view? What is the absorption capacity (in years of growth) of the current General Plan? Is more urban land needed, and on what basis? What growth accommodation alternatives were considered other than greenfield development? If more urban land is needed, where is it optimally sited given transportation, open space, and greenhouse gas considerations? *These questions are never asked let alone answered.**

Denial of this proposed GPA is a good example of the rigor needed to maintain the integrity of the Foundation System and to conduct a successful Five-Year Update.

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

Electronic cc: Board Offices  
George Johnson  
Carolyn Syms Luna  
Damian Meins  
Katherine Lind