

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

506B



FROM: TLMA - Transportation Department

SUBMITTAL DATE:  
January 30, 2014

SUBJECT: GENERAL PLAN INITIATION PROCEEDINGS FOR GPA NO. 1131 - Applicant: David Jeffers Consulting, Inc. Amend the Circulation Element Map Within and Along the Boundaries of the Walker Basin Policy Area by Removing the Circulation Element Designations. 1<sup>st</sup>/1<sup>st</sup> District. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors adopt an order initiating the above-referenced General Plan Amendment based on the attached report.

BACKGROUND:

Summary

The amendment request is designed to correct a conflict in the General Plan between the Circulation Element and the Walker Basin Policy Area of the Land Use Element.

The Walker Basin project and the entire De Luz/Santa Rosa Plateau area were once planned for several thousand homes. The Walker Basin project was approved in 1984 for 1,631 units. In order to accommodate the perceived growth, the County of Riverside (County) approved wider rights-of-ways for roads in the area and revised the General Plan Circulation Element to accommodate the proposed traffic volumes.

BACKGROUND:

Juan C. Perez  
Director of Transportation and Land Management

Initials: JCP:rf  
(Continued On Attached Page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: March 11, 2014  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

REVIEWED BY EXECUTIVE OFFICE

DATE 2/25/14

Tina Grande

Departmental Concurrence

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

Prev. Agn. Ref. 7/15/03, Item 3-59

District: 1/1

Agenda Number:

15-2



**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**Form-11: GENERAL PLAN INITIATION PROCEEDINGS (GPIP) FOR GPA NO. 1131** - Applicant: David Jeffers Consulting, Inc. Amend the Circulation Element Map Within and Along the Boundaries of the Walker Basin Policy Area by Removing the Circulation Element Designations. 1<sup>st</sup>/1<sup>st</sup> District. [\$0]

**DATE:** January 30, 2014

**PAGE:** 2 of 2

**Summary (continued)**

The number of units, and therefore the traffic volumes, were never realized for the De Luz/Santa Rosa Plateau area, and the Walker Basin Specific Plan approval for 1,631 units was rescinded by the Board of Supervisors on July 15, 2003, Item 3-59. The Walker Basin Specific Plan was replaced by the Walker Basin Policy Area, which would only accommodate a maximum of one hundred (100) homes over the 401.5 acre site. The Walker Basin Policy area also requires that the development of the site shall be of a scale that would not require the introduction of sewer infrastructure, major road improvements, or other urban services or infrastructure into the hilly De Luz area, or the establishment of assessment districts to finance such infrastructure.

**PROJECT DESCRIPTION AND LOCATION:**

The project proposes to initiate General Plan Amendment proceedings for a County initiated General Plan Amendment (GPA) No. 1131. Pursuant to Ordinance No. 348, Article II, a proposed GPA must receive comments from the Planning Commission and then be initiated by the Board of Supervisors prior commencement of the General Plan process. The Planning Commission heard a presentation on the General Plan Initiation Proceedings and made no comments on the initiation of General Plan Amendment No. 1131 on January 15, 2014.

The specific amendments proposed for the Circulation Element maps are to:

1. Remove the Mountain Arterial Highway designation from Rancho California Road between De Luz Road and approximately 370 feet easterly of its intersection with De Luz Road
2. Remove the Mountain Arterial Highway designation from De Luz Road between Rancho California Road and approximately 450 feet westerly of its intersection with Via Vaquero Road
3. Remove the Secondary Highway designation from Via Vaquero Road between De Luz Road and Glen Meadows Road
4. Remove the Secondary Highway designation from Glen Meadows Road between Carancho Road and Via Vaquero Road
5. Remove the Secondary Highway designation from Via Vaquero Road between Glen Meadows Road and approximately 1,700 feet southerly of its intersection with Glen Meadows Road
6. Remove the Mountain Arterial Highway designation from De Luz Road between Carancho Road and Terreno Drive
7. Remove the Secondary Highway designation from Carancho Road between De Luz Road and approximately 1,800 feet southerly of its intersection with Glen Meadows Road

Removing the circulation element designations of Mountain Arterial Highway and Secondary Highway will allow these roads to be constructed as either collector roads or residential rural roads

These roads are all located within or along the boundaries of the Walker Basin Policy Area.

**ATTACHMENT:**

Planning Commission Staff Report – Item 2-4 on January 15, 2014



**Agenda Item No.: 2.4**  
**Area Plan: Southwest Area**  
**Zoning District: Rancho California**  
**Supervisory District: 1**  
**Project Planner: Richard Fairhurst**  
**Planning Commission: January 15, 2014**

**General Plan Amendment No. 1131**  
**(Technical Amendment)**  
**Applicant: Riverside County Transportation**  
**Department**  
**Engineer/Representative: David Jeffers**  
**Consulting, Inc.**

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

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

General Plan Amendment No. 1131 proposes to amend the Circulation Element map within and along the boundaries of the Walker Basin Policy Area by removing the following Circulation Element designations so that they can be constructed as either Collector Rural Roads or Residential Rural Roads:

1. Remove the Mountain Arterial Highway designation from Rancho California Road between De Luz Road and approximately 370 feet easterly of its intersection with De Luz Road
2. Remove the Mountain Arterial Highway designation from De Luz Road between Rancho California Road and approximately 450 feet westerly of its intersection with Via Vaquero Road
3. Remove the Secondary Highway designation from Via Vaquero Road between De Luz Road and Glen Meadows Road
4. Remove the Secondary Highway designation from Glen Meadows Road between Carancho Road and Via Vaquero Road
5. Remove the Secondary Highway designation from Via Vaquero Road between Glen Meadows Road and approximately 1,700 feet southerly of its intersection with Glen Meadows Road
6. Remove the Mountain Arterial Highway designation from De Luz Road between Carancho Road and Terreno Drive
7. Remove the Secondary Highway designation from Carancho Road between De Luz Road and approximately 1,800 feet southerly of its intersection with Glen Meadows Road

### **BACKGROUND:**

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing.

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 a General Plan Technical Amendment GPA, under Section 2.4.

The amendment request is designed to correct a conflict in the General Plan between the Circulation Element and the Walker Basin Policy Area of the Land Use Element.

The Walker Basin project and the entire De Luz/Santa Rosa Plateau area were once planned for several thousand homes. The Walker Basin project was approved in 1984 for 1,631 units. In order to accommodate the perceived growth the County approved wider rights-of-ways for roads in the area and revised the General Plan Circulation Element to accommodate the proposed traffic volumes.

The number of units, and therefore the traffic volumes, were never realized for the De Luz/Santa Rosa Plateau area and the Walker Basin Specific Plan approval for 1,631 units was rescinded by the Board of Supervisors on July 15, 2003. The Walker Basin Specific Plan was replaced by the Walker Basin Policy Area which would only accommodate a maximum of one hundred (100) homes over the 401.5 acre site.

**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. 1131 falls into the Technical category, because it involves a technical correction discovered in the process of implementing the General Plan.

The Administration Element of the General Plan explains that the first finding and any one or more of the subsequent findings listed below would justify a Technical Amendment:

- a. The proposed amendment would not change any policy direction or intent of the General Plan.
- b. An error or omission needs to be corrected.
- c. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.
- d. A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.
- e. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries



**Consideration Analysis:**

**Required Finding:**

1a “The proposed amendment would not change any policy direction or intent of the General Plan.”: The proposed change is consistent with the policy direction and intent of the Walker Basin Policy Area SWAP 6.1 policy which states that:

“The proposed development shall be of a scale that would not require the introduction of sewer infrastructure, major road improvements, or other urban services or infrastructure into the hilly De Luz area, or the establishment of assessment districts to finance such infrastructure.”

The policy language does not support the construction of the roadway widths currently required by the Circulation Element designations within the policy area (i.e., Mountain Arterial Highway at 110-foot right-of-way and Secondary Highway at 100-foot right-of-way). The proposed amendment would resolve this conflict by removing the Circulation Element designations within the Walker Basin Policy Area to make the Circulation Element consistent with the Policy Area’s direction and intent.

**Additional Findings:** The proposed Amendment also is supported by two of the additional findings required for a Technical Amendment.

1b. “An error or omission needs to be corrected.”: There is currently a conflict between the language of the Walker Basin Policy Area prohibiting major roads in the area and the Circulation Element designations which was not corrected when the 2003 General Plan was adopted. The proposed amendment would resolve this conflict by clearly removing the conflicting Circulation Element designation to clearly establish the direction and intention of the Walker Basin Policy Area.

1d. “A point of clarification is needed to more accurately express the General Plan’s meaning or eliminate a source of confusion.”: The removal of the Circulation Element designation would eliminate the conflict and any confusion caused by the conflict.

**ADDITIONAL PLANNING CONSIDERATIONS:**

The Transportation Department is aware that the proposed amendment would create breaks in the Circulation Element designations of the affected roadways within the De Luz/Santa Rosa Plateau area. Staff considered recommending the expansion of the proposed amendment to remove the entire length of the roadways affected by the amendment within the larger De Luz/Santa Rosa Plateau area boundaries. However, the scope of such an amendment would create a much greater burden on the project applicant and likely would result in significant project delays. Numerous property owners far beyond the applicant’s project boundaries would have to be involved in such an amendment, but it is likely the project applicant would be burdened with most, if not all, of the additional costs of expanding the proposal. The Transportation Department has included a larger proposal within the upcoming General Plan update; however, the applicant chose to pay for a privately initiated amendment to expedite the resolution of the conflicts between the Circulation Element and Land Use Element rather than wait for the update. The Transportation Department believes that the General Plan update will provide an appropriate means of resolving the larger Circulation Element issue for the entire De Luz/Santa Rosa Plateau area and that the applicant’s proposed amendment as requested is consistent with the direction and intent of both the current General Plan and the coming update. It is therefore



staff's recommendation that the proposed amendment be initiated only for the roadway limits described in this staff report.

**RECOMMENDATIONS:**

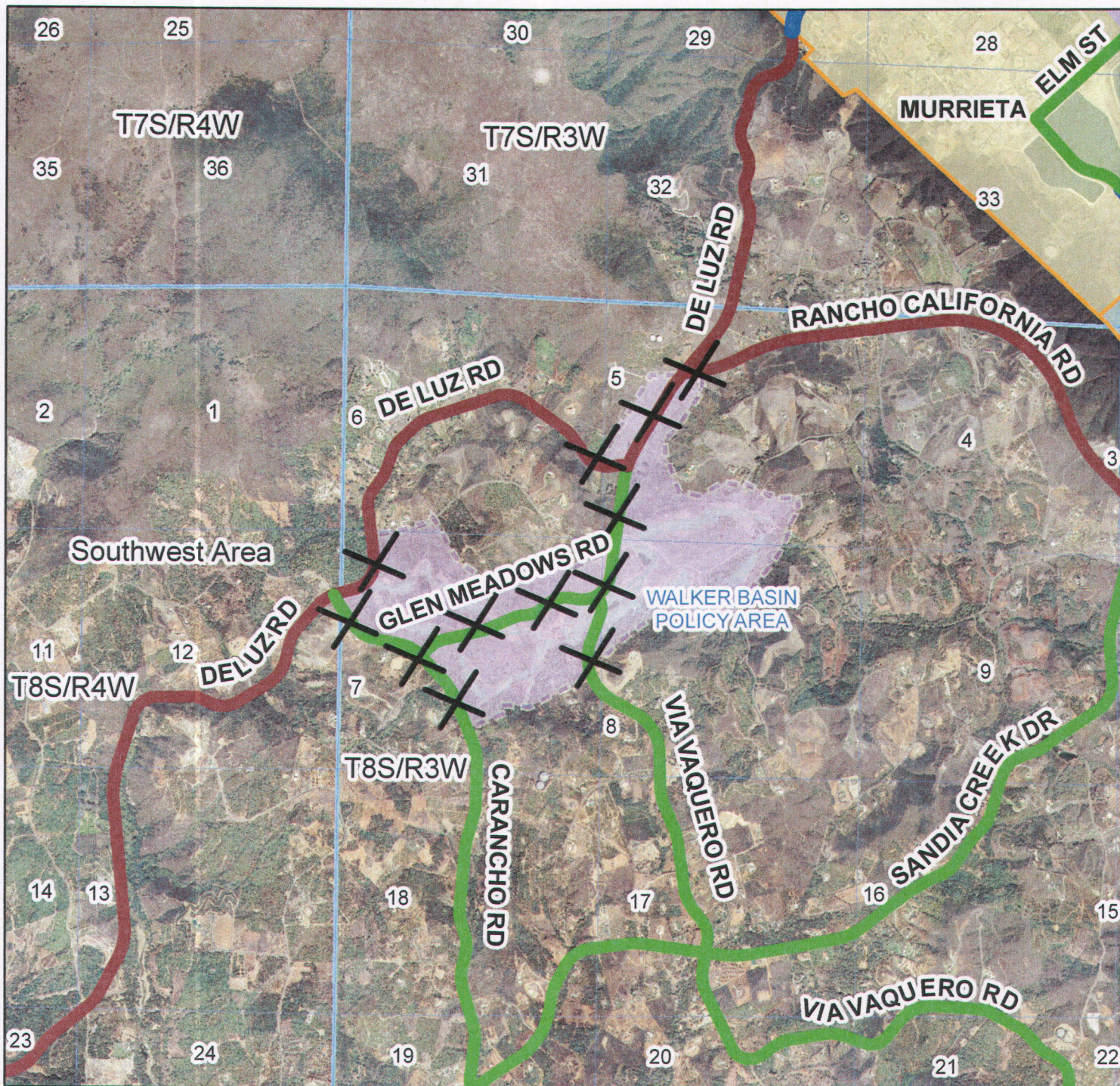
Staff recommends that the appropriate findings per the General Plan Administration Element can be made and requests that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1131. The initiation of proceedings by the Board of Supervisors for the amendment 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 an amendment to remove the roadway designations within the Walker Basin Policy Area the Circulation Element of the General Plan.

RW:rf  
Y:\TRAN\Development Review\Form 11s\Richard Fairhurst\GPA01131\GPIP\_Staff\_Report\_GPA01131.docx  
Date Prepared: 12/17/13





GENERAL PLAN AMENDMENT NO. 1131

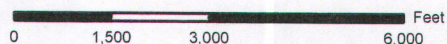
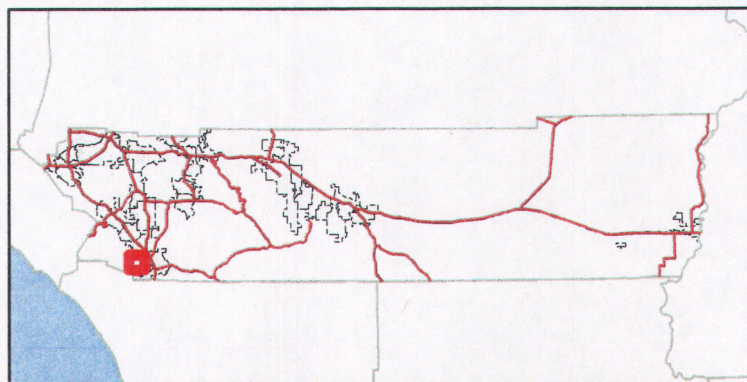
**Legend**

**Circulation Element Designations**

- Expressway (184' to 220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Secondary (100' ROW)
- Collector (74' ROW)
- Mountain Arterial (110' ROW)
- Freeway (Variable ROW)

Walker Basin Policy Area

Designation Deletion



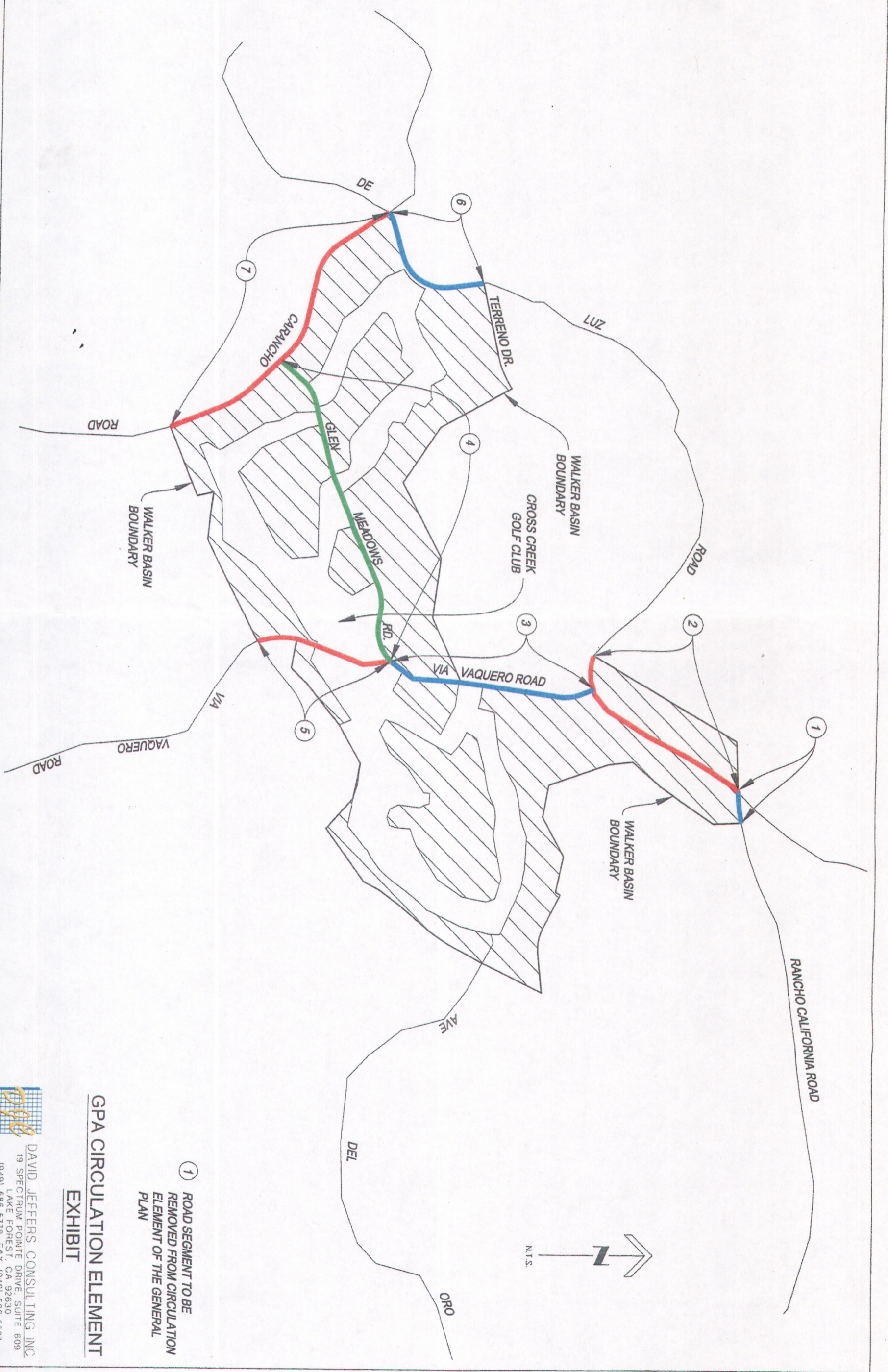
1 inch = 3,000 feet  
 Orthophotos Flown April 2007  
 Printed by rfairhur on 10/24/12



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① ROAD SEGMENT TO BE REMOVED FROM CIRCULATION ELEMENT OF THE GENERAL PLAN

**GPA CIRCULATION ELEMENT EXHIBIT**

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 LAKE FOREST, CA 92630  
 (949) 586-5778, FAX (949) 586-5527