

Scan/RG

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: April 22, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GPA00970

(Charge your time to these case numbers)

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

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

Designate Newspaper used by Planning Department for Notice of Hearing: NONE - GPIP

Please schedule on the May 4, 2010 BOS Agenda

Documents to be sent to County Clerk's Office for Posting:

NONE - GPIP

Fish & Game Receipt (CFG05146)

Docs sent 4/22/10

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

Y:\Advanced Planning\2008 FOUNDATION COMPONENT REVIEW\GPA Cases\GPA 970\GPA 970 BOS Pkg\GPA 970 Form 11

Cover.doc

Revised 3/4/10 by R. Juarez

RG
4-22-10

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 22, 2010

REVIEWED BY EXECUTIVE OFFICER

DATE

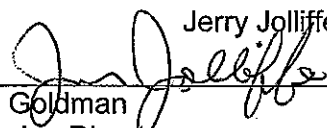
Tina Grande

Departmental Concurrence

SUBJECT: GENERAL PLAN AMENDMENT NO. 970 – Foundation-Regular – Applicant: Altfillisch Construction Company – Engineer/Representative: Proactive Engineering Consultants - Second Supervisorial District - Prado Mira-Loma Zoning District - Eastvale Area Plan: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size) and Open Space: Recreation (OS-R) – Location: Northerly of Santa Ana River, southerly of Citrus Street, easterly of Harrison Avenue, and westerly of Cleveland Avenue – 187.20 Gross Acres - Zoning: Residential Agriculture, One Acre Minimum Lot Size (R-A-5) and Watercourse, Watershed and Conservation Areas (W-1) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Open Space to Community Development and to amend the land use designation of the subject site from Open Space Recreation (OS-R) and Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size) to Open Space: Recreation (OS-R), Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size), Medium Density Residential (CD:MDR) (2-5 dwelling units/acre) and Medium High Density Residential (CD: MHDR) (5-8 dwelling units/acre)- APN(s): 130-060-007, 152-040-033, and 152-040-034

RECOMMENDED MOTION: **RECOMMENDED MOTION:** The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment as modified by staff and as shown in Exhibit 7, 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

Jerry Jolliffe, Deputy Planning Director for,


Ron Goldman
Planning Director

Initials:
RG:yc

(continued on attached page)

☒ Policy

☐ Policy

☐ Consent

☐ Consent

Dep't Rec.

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second

Agenda Number:

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 require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

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

- I. AGENDA ITEM 6.2: GENERAL PLAN AMENDMENT NO. 970** - Foundation / Regular - Applicant: Altfillisch Construction Co. - Engineer/Representative: Proactive Engineering Consultant - Second Supervisorial District - Prado-Mira Loma Zoning District - Eastvale Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 acre minimum lot size) and Open Space : Recreation (OS-R) - Location: North of the Santa Ana River, south of Citrus Street, west of Cleveland Avenue and east of Harrison Avenue - 187.2 Acres - Zoning: Residential Agriculture with a 1 acre minimum lot size (R-A-1); Watercourse, Watershed & Conservation Areas (W-1); and Heavy Agriculture with a 1 acre minimum lot size (A-2-1)

II. PROJECT DESCRIPTION

This General Plan Amendment proposes to amend the General Plan Foundation Component from Open Space (OS) to Community Development (CD) and the General Plan Land Use designation from Open Space Recreation (OS-R) and Low Density Residential (CD: LDR) to Open Space Recreation (OS-R), Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size), Medium Density Residential (CD: MDR) (2-5 Dwelling Units per Acre), and Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units per Acre).

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Mike Harrod, Ph: (951) 955-1881 or E-mail mharrod@rctlma.org

The following spoke in favor of the subject proposal:

John Ohanian, Applicant's Representative

No one spoke in a neutral position or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, recommended to the Board of Supervisors;

INITIATION of the **GENERAL PLAN AMENDMENT** with modifications

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 6.2
Area Plan: Eastvale
Zoning District: Prado-Mira Loma
Supervisory District: Second
Project Planner: Michael Harrod
Planning Commission: February 3, 2010

General Plan Amendment No. 970
Applicant: Altfillisch Construction Co.
Engineer/Representative: Proactive
Engineering Consultants

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommended that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 970 as modified by staff from Community Development: Low Density Residential (1/2 acre minimum lot size) to Community Development: Medium Density Residential (2-5 du/ac) on the northern portion of the site and as shown in Exhibit 7 and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board of Supervisors adopt an order initiating proceedings as modified by staff for the general plan amendment. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Roth: Commissioner Roth asked what the acreage would be for each designation under staff's modified recommendation. Mike Harrod stated that under staff's proposal approximately 63 acres would be designated Medium Density Residential on the northern portion of the site and the remainder of the parcel would remain Open Space-Recreation. Commissioner Roth also commented that the proposal as modified by staff does have some merits given the density and urbanization that has taken place to the west of the site.

Commissioner John Snell: Commissioner Snell was not opposed to staff's recommendation; however, he commented that he would be strongly opposed to the Medium Density Residential designation over the entire parcel.

Commissioner John Petty: No Comments

Commissioner Jim Porras: No Comments

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 6.2
Area Plan: Eastvale
Zoning District: Prado-Mira Loma
Supervisory District: Second
Project Planner: Mike Harrod
Planning Commission: February 3, 2010

General Plan Amendment No. 970
Applicant: Altfillisch Construction Co.
Engineer/Rep.: Proactive Eng. Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component from Open Space (OS) to Community Development (CD) and the General Plan land use designation from Open Space Recreation (OS-R) and Low Density Residential (CD: LDR) to Open Space Recreation (OS-R), Low Density Residential (CD:LDR) (1/2 acre minimum lot size), Medium Density Residential (CD: MDR) (2-5 dwelling units/acre), and Medium High Density Residential (CD:MHDR) (5-8 dwelling units/acre) on an approximately 187.2 acre site. The project is located north of the Santa Ana River, south of Citrus Street, west of Cleveland Avenue and east of Harrison Avenue.

POTENTIAL ISSUES OF CONCERN:

The site is located just north of the Santa Ana River, the southern boundary of the Eastvale Area Plan. The Santa Ana River represents a significant watershed, recreational, habitat and visual resource. This portion of the river is just upriver from the noteworthy Prado Basin, a habitat area of statewide significance. The site is designated Low Density Residential within the Community Development Foundation at the north end of the site and Open Space Recreation at the south end of the site adjacent to the river. The area north and west of the site is designated Medium Density Residential and consists of established neighborhoods. There is also an area of Medium High Density Residential located to the west. Norco Unified School District's Roosevelt High School is located across Citrus Street for the site. The area south of the site, within the river bottom is designated Open Space Conservation (OS-C) and Open Space Water (OS-W).

The site is located within Cell #875 of the Multiple Species Habitat Conservation Plan (MSHCP). Conservation within this Cell will contribute to assembly of Existing Core A, the environs along the Santa Ana River. Conservation within this Cell will focus on riparian scrub, woodland and forest and water habitats associated with the Santa Ana River. Areas conserved within this cell will be connected to riparian habitat proposed for conservation to the south in Cell #965, to the east in Cell #876 and to the portions of these Cells with the City of Norco to the south. Conservation within this Cell will range from 10%-20% of the southern and eastern portion of the Cell. To date, no Habitat Assessment and Negotiation Strategy review has occurred on the site. However, staff has reviewed the proposal with the Environmental Programs Department. The Department has indicated that areas may need to be conserved within the flood plain of the Santa Ana River. However, this would not be expected to preclude development elsewhere on the site. As applicable, the site may also be required to conform to additional plan wide requirements such as Riparian/Riverine Policies, Specific Species Surveys, Urban/Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plant Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP).

Flood plain review is required on a majority of the site. The site is also located within the Santa Ana River Corridor Policy Area (SAPA). Of particular relevance here is the fact that the proposal to increase the height of the Prado Dam would cause inundation of land below an elevation of 566 feet in this area and much of the site lies between the 560 and 580 elevation contours. Among SAPA policies relevant to the site are the following: (1) protect the multipurpose open space attributes of the Santa Ana River

Corridor through adherence to policies in the Flood & Inundation Hazards section of the Safety Element, the MSHCP section of the Multipurpose Open Space Element, and the Open Space, Habitat & Natural Resource Preservation section of the Land Use Element; (2) require development, where allowable, to be set back an appropriate distance from the top of bluffs, to protect the natural and recreation values of the river and to avoid public responsibility for property damage that could result from soil erosion or future floods; (3) minimize the disruption of sensitive vegetation and species, especially, in and near the 566-foot elevation contour; and (4) preserve areas subject to erosive flooding in a natural state.

The General Plan identifies the area south of Citrus Street as having very high liquefaction susceptibility, as well as susceptible to subsidence. Any development within these areas would have to address and mitigate these potential hazards.

Based on the development of the High School, adjacent residential development, the availability of water and sewer, Medium Density Residential may be appropriate at the north end of the site. Staff has met with the Riverside County Flood Control and Water Conservation District regarding the proposal and it has indicated that the northern portion of the site could be flood proofed. However, excessive flood proofing in the southern portion of the site would be contrary to the SAPA policies of the Eastvale Area Plan and the policies identified above within the Safety Element, Multipurpose Open Space Element, and the Land Use Element. Placing Medium Density Residential and Medium High Density Residential in this area would conflict with the vision for this area and may create an internal inconsistency between the Land Use Element and the Safety Element and the Multipurpose Open Space Element of the General Plan.

RECOMMENDATIONS:

The Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 970 as modified by staff from Community Development: Low Density Residential to Community Development: Medium Density Residential on the northern portion of the site and as shown in 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.

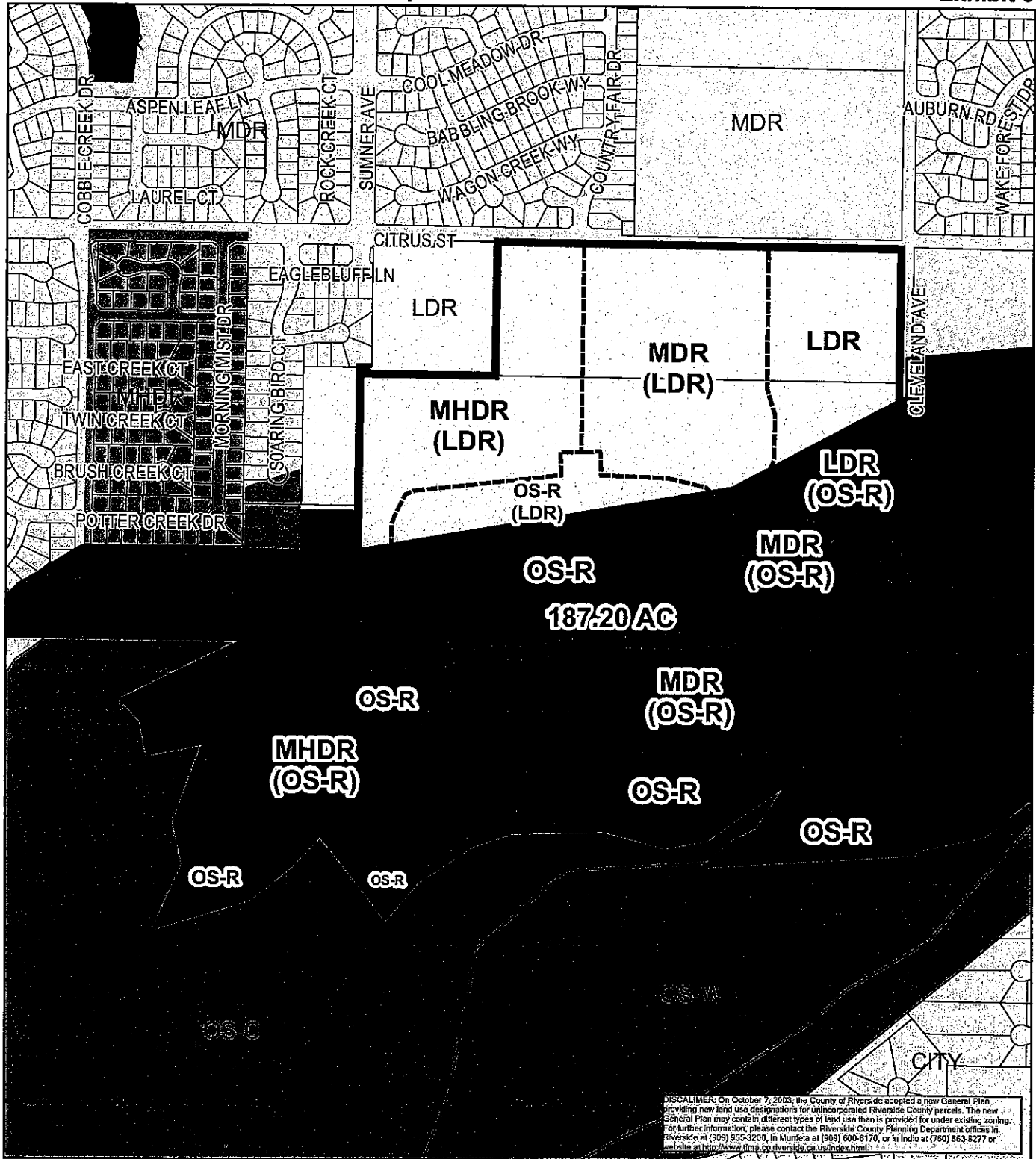
INFORMATIONAL ITEMS:

1. This project was filed with the Planning Department on February 14, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$3838.84.
3. The project site is currently designated as Assessor's Parcel Number(s): 130-060-007, 152-040-033, 152-040-034.

Supervisor Tavaglione
District 2
Date Drawn: 3/04/08

GPA00970
Proposed General Plan

Planner: Amy Aldana
Date: 3/10/08
Exhibit 6



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Prado-Mira Loma
Township/Range: T2SR7W & T3SR7W
Section: 36 & 1



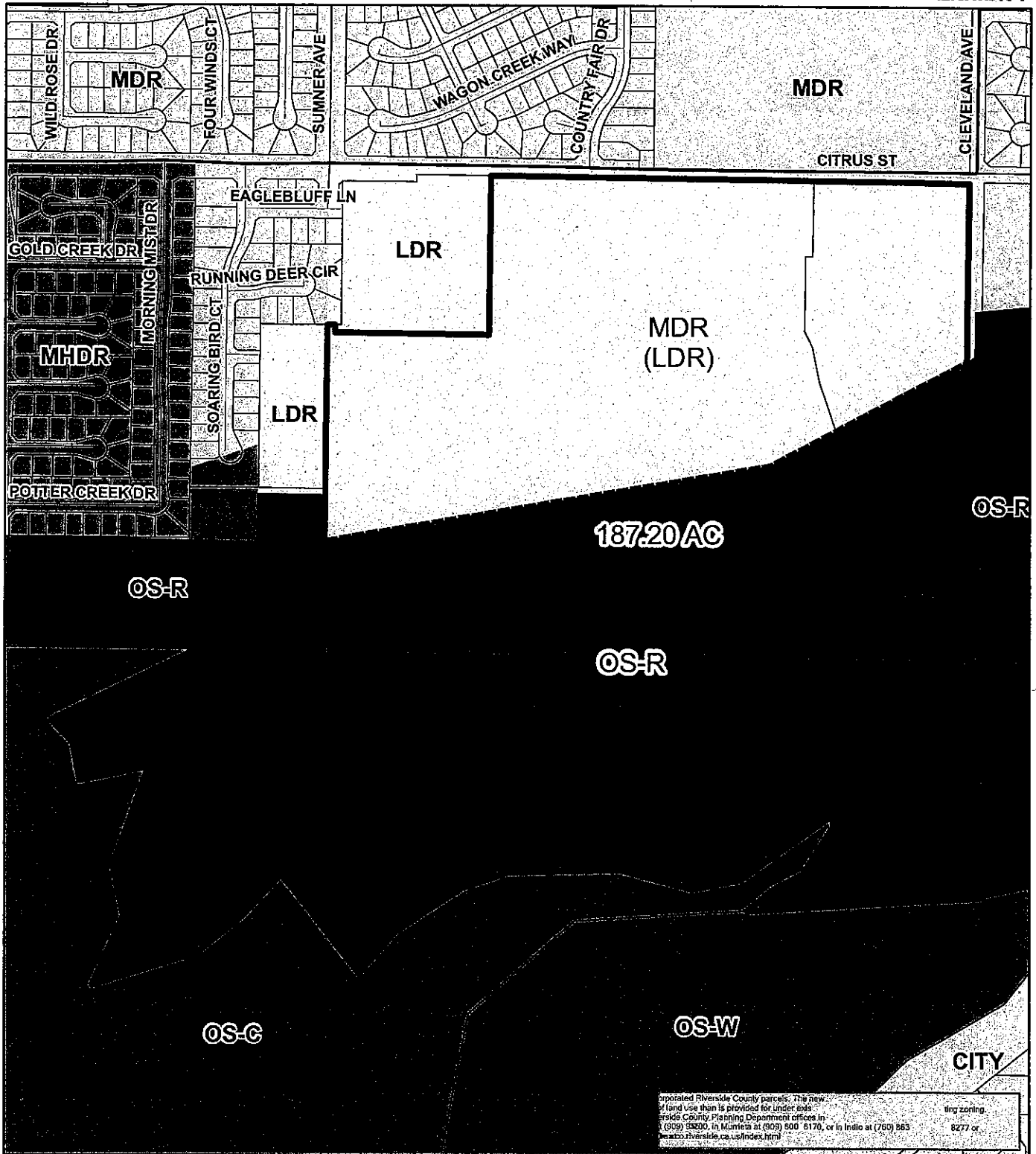
Assessors
Bk. Pg. 130-06 & 152-04
Thomas
Bros. Pg. 713 C2

Supervisor Tavaglione
District 2
Date Drawn: 1/4/2010

GPA00970

Recommended General Plan

Planner: Mike Harrod
Date: N/A
Exhibit 7



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Prado-Mira Loma
Township/Range: T2SR7W & T3SR7W
Section: 36 & 1



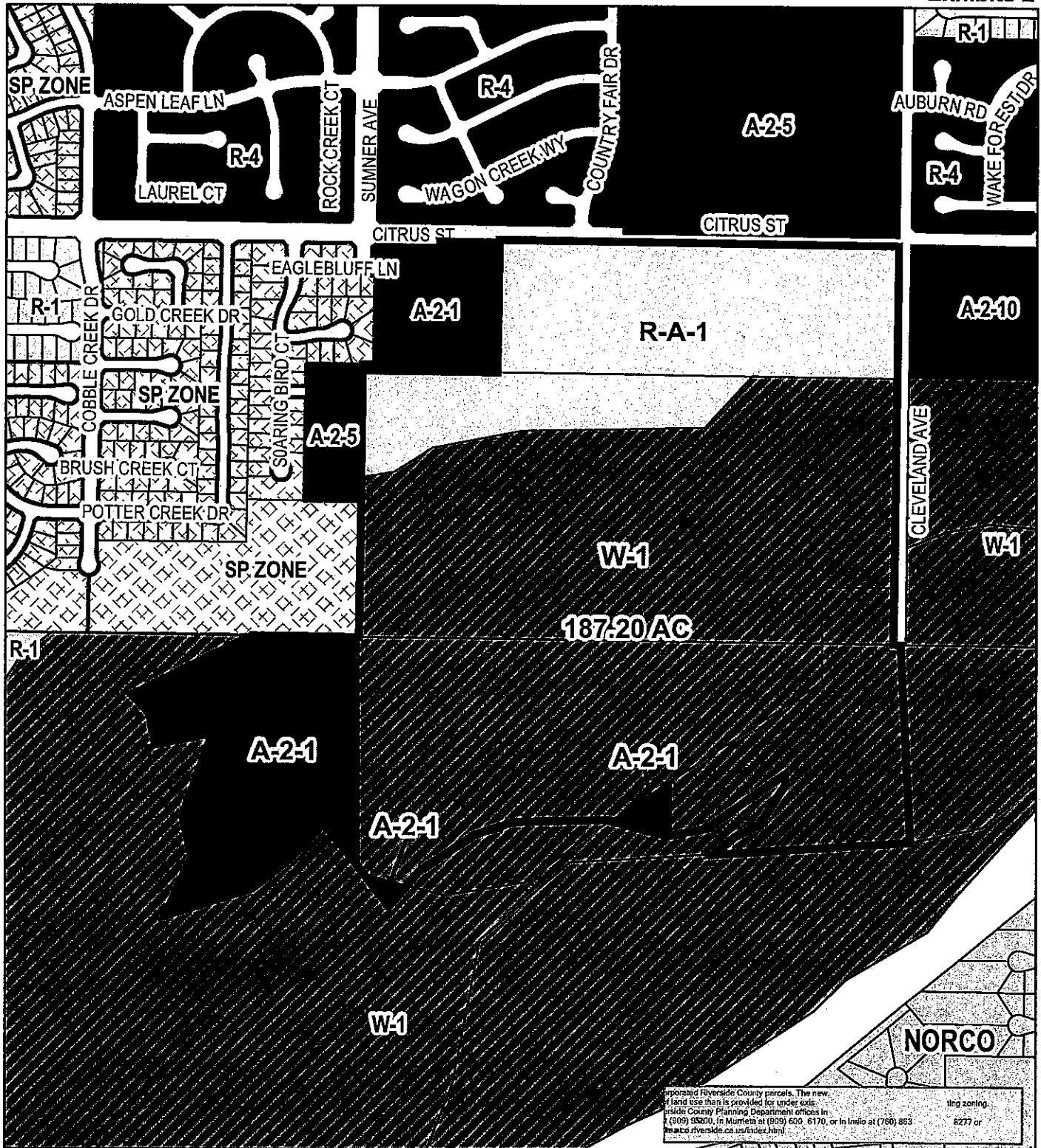
0 370 740 1,480 2,220 Feet

Assessors
Bk. Pg. 130-06 & 152-04
Thomas
Bros. Pg. 713 C2

Supervisor Tavaglione
District 2
Date Drawn: 3/04/08

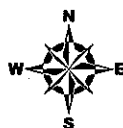
GPA00970
EXISTING ZONING

Planner: Amy Aldana
Date: 3/10/08
Exhibits 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Prado-Mira Loma
Township/Range: T2SR7W & T3SR7W
Section: 36 & 1



Assessors
Bk. Pg. 130-06 & 152-04
Thomas
Bros. Pg. 713 C2

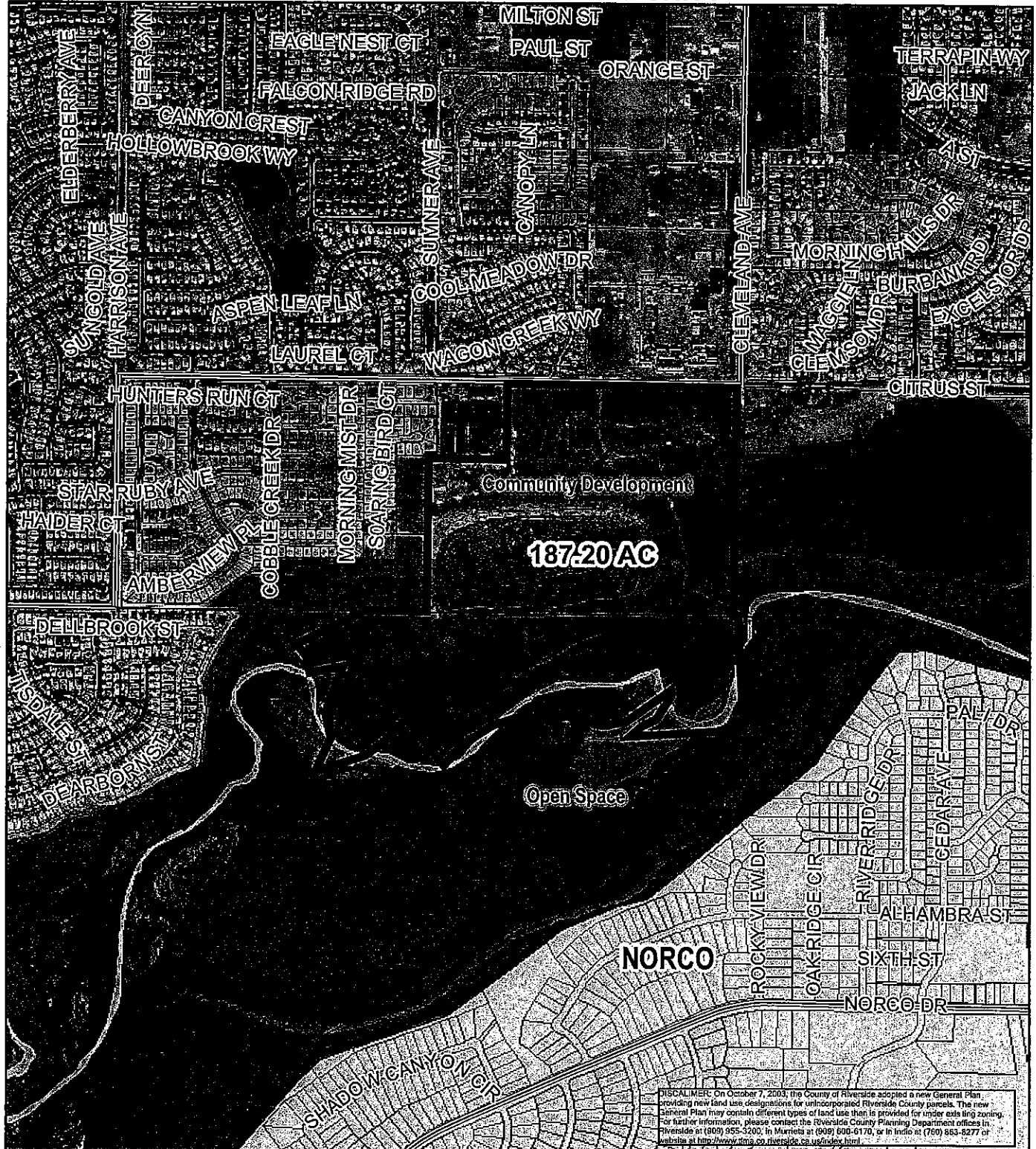


Supervisor Tavaglione
District 2
Date Drawn: 3/04/08

GPA00970

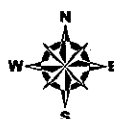
Planner: Amy Aldana
Date: 3/10/08
Exhibit Overview

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Prado-Mira Loma
Township/Range: T2SR7W & T3SR7W
Section: 36 & 1



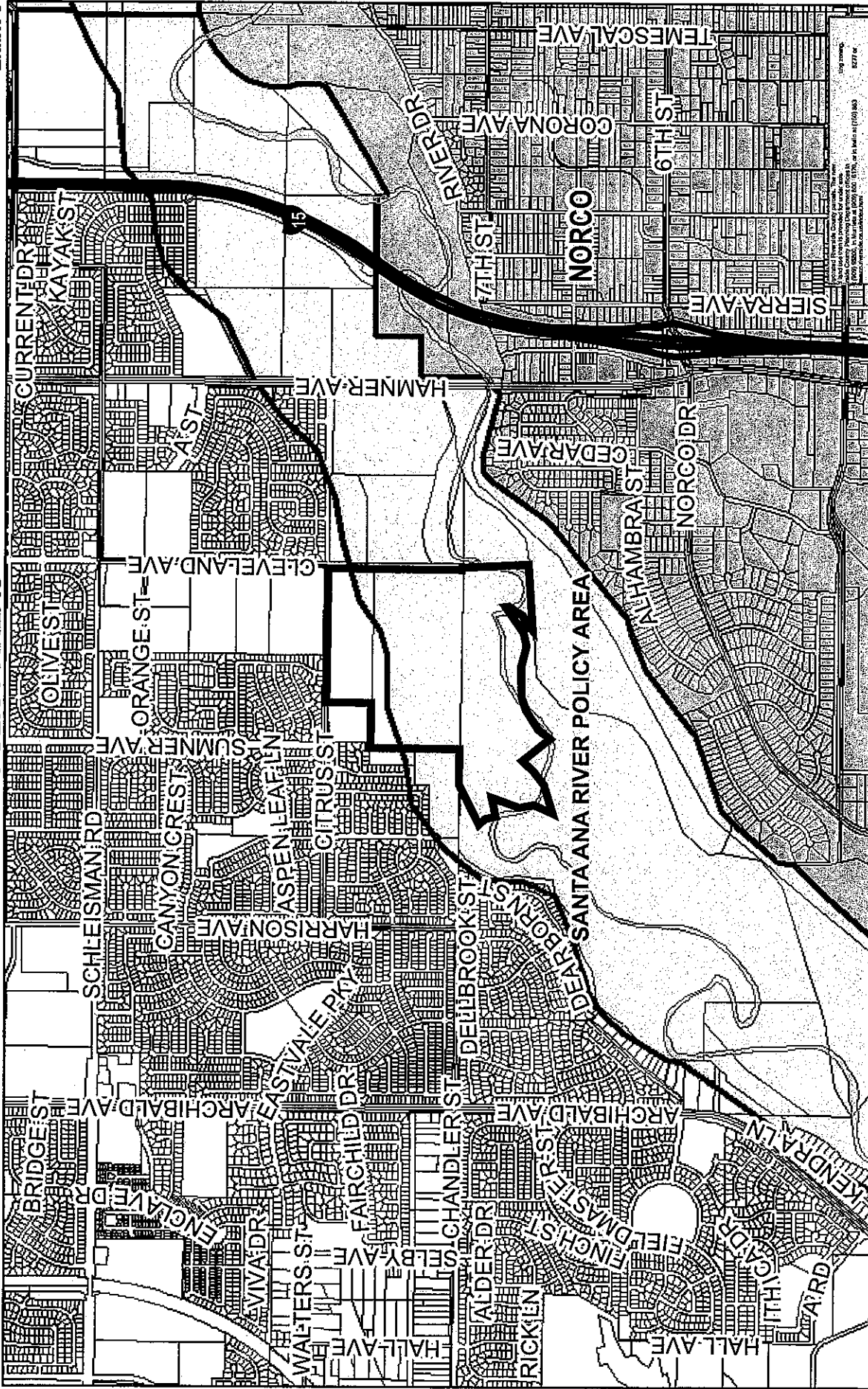
0 700 1,400 2,800 4,200 Feet

Assessors
Bk. Pg. 130-06 & 152-04
Thomas
Bros. Pg. 713 C2

Supervisor Tavaglione
District 2
Date Drawn: 3/04/08

GPA00970 **POLICY AREAS**

Planner: Amy Aldana
Date: 3/10/08
Exhibit 8



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Prado-Mira Loma
Township/Range: T2SR7W & T3SR7W
Section: 36 & 1

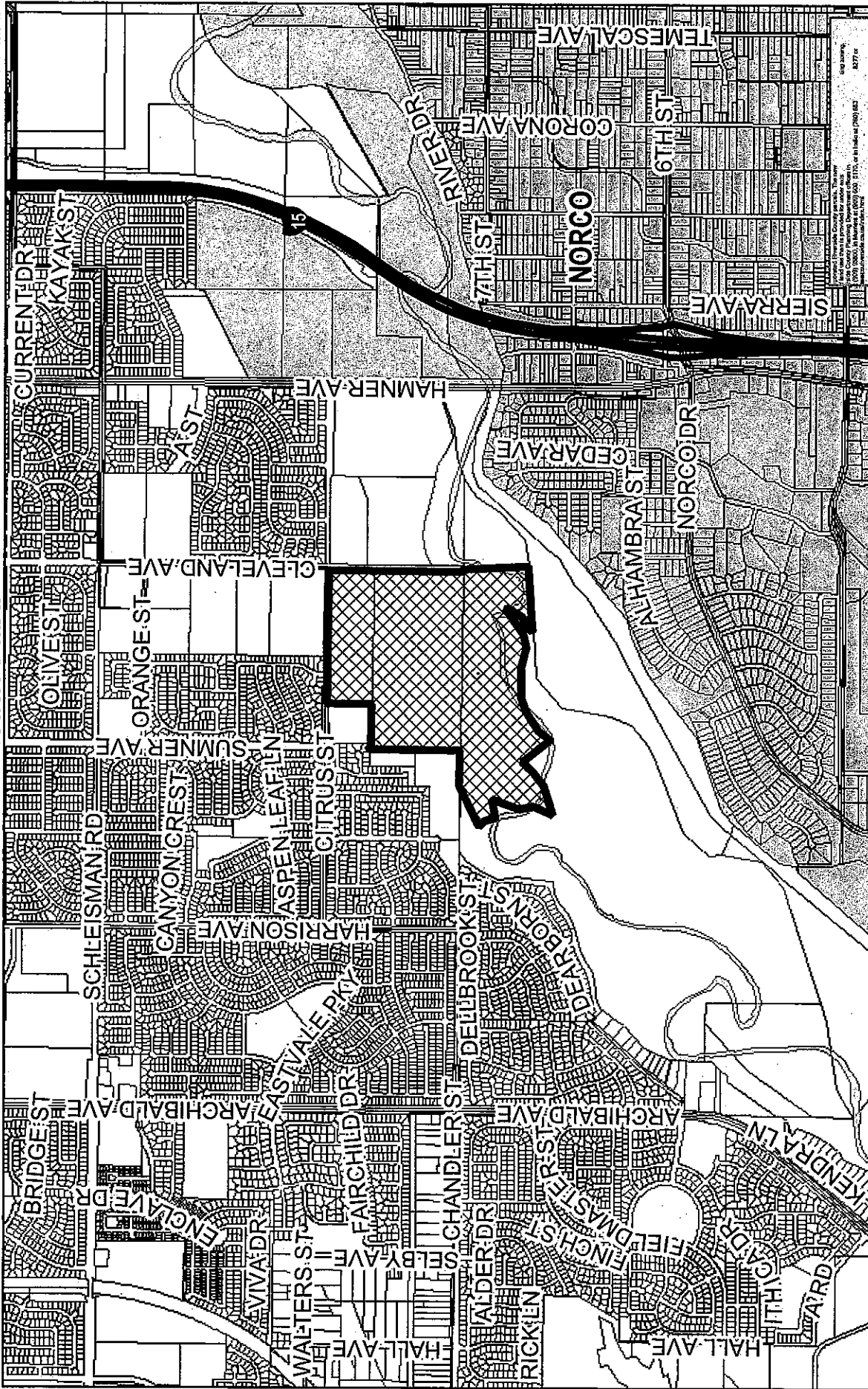
Assessors
Bk. Pg. 130-06 & 152-04
Thomas
Bros. Pg. 713 C2



Supervisor Tavaglione
District 2
Date Drawn: 3/04/08

GPA00970
VICINITY MAP

Planner: Amy Aldana
Date: 3/10/08
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Prado-Mira Loma
Township/Range: T2SR7W & T3SR7W
Section: 36 & 1

Assessors
Bk. Pg. 130-06 & 152-04
Thomas
Bros. Pg. 713 C2

Date: 2/13/2008

General Plan Amendment Proposal-ACI Property

The purpose of this application is to propose an amendment to the current Foundation Component and General Plan Land Use for Assessor's Parcels 152-040-014, 152-040-015 and 130-060-007. In general, these parcels are located at the southwest corner of Cleveland Avenue and Citrus Drive and consist of approximately 187.2 total acres.

Currently the Land Use for these properties consists of approximately 62.2 acres of Low Density Residential (LDR) and 125 acres Open Space Recreational area. These Land Uses lie within the County's Rural Community and Open Space Foundation Component designations, respectively.

With respect to our proposed amendment which is depicted on Exhibit "A" herein, we are proposing a mixed land use plan for the site area. The purpose of this mix is to allow for various lot densities while at the same time reserving significant land area for open space and park site uses. This mixed land use will also serve well as a transition from the neighboring residential land uses to the north and west to the open space land uses to the south and east. The following represents our proposed Land Use and Foundation Component designation proposal for the subject property:

<u>Land Use</u>	<u>Proposed Acreage</u>	<u>Foundation Component</u>
Low Density Residential (LDR)	19	Rural Development
Med. Density Residential (MDR)	61	Community Dev.
Med. High Density Residential (MHDR)	52	Community Dev.
Open Space Recreation (OS-R)	55.2	Open Space

Utilizing these densities will provide a variety of residential neighborhoods, public facilities, open space and recreational uses. Multiple park sites will be located throughout the community and designed to provide recreational opportunities, as well as trail and open space connections to other residents of the area. The resulting land use plan provides for a diverse community that enhances opportunities for preservation, conservation, recreation, trail systems, and housing variety which supports the justification for this amendment.

Altfillisch Construction Company
13300 Citrus Street
Corona CA 92880
Applicant/ Owner- GPA 970

Proactive Engineering Consultants
1875 California Avenue
Corona CA 9281
Engineer- GPA970