

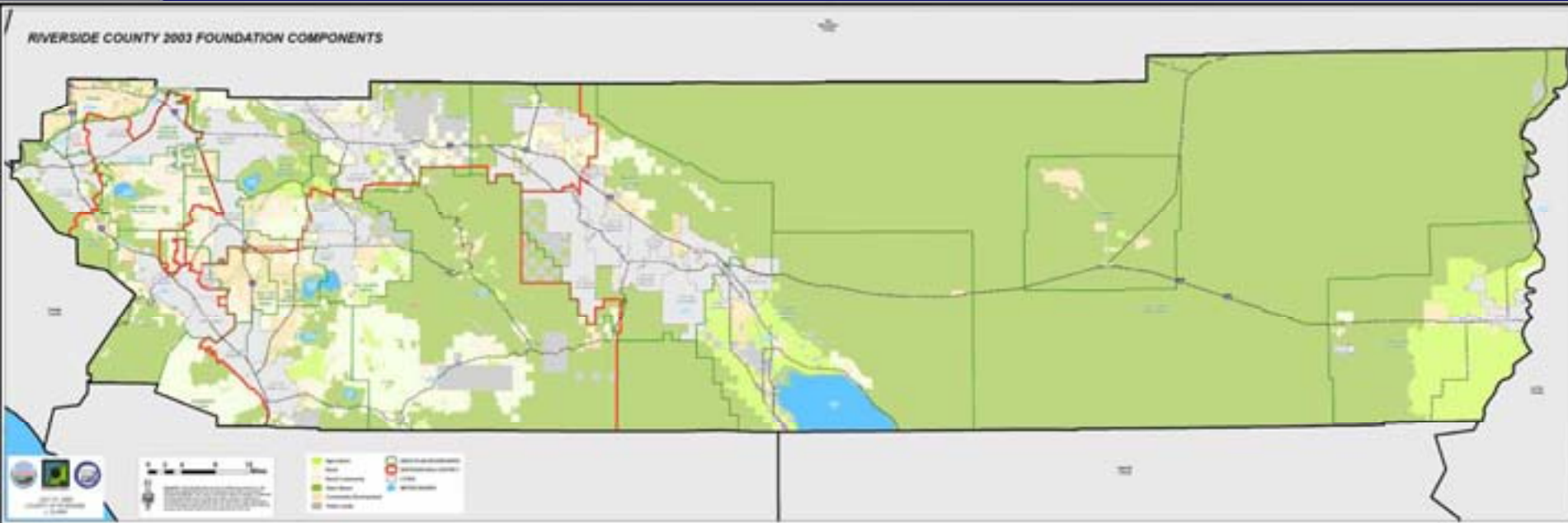


Agenda Item No. 5.1

Public Workshop for General Plan Amendment 960



Overview of the Project - General Plan Amendment 960



- RCIP General Plan Certainty System
- Certainty System to strike sustainable balance between certainty of land uses and flexibility in their implementation



Overview of the Project - General Plan Amendment 960

- Certainty System review occurs every five years after adoption of the General Plan. It:
 - Is intended to assess General Plan progress and issues related to its implementation.
 - May include policy, entitlement and technical amendment proposals.
 - Includes special considerations to reassess the General Plan's Vision and Planning Principles and recommit to them.



General Plan Amendment 960 – Progress

- PC Public Workshop - July 09, 2008
- PC General Plan Initiation Process - October 01, 2008
- BOS General Plan Initiation Process - October 21, 2008
- General Plan Advisory Committee
 - On-going public meetings every 6 weeks
- Issued Notice of Preparation (NOP) for EIR 521 and Conducted Two Scoping Meetings in April and May of 2009
- Received approx. 25 NOP Response Letters and more than 100 Comment Letters on the project



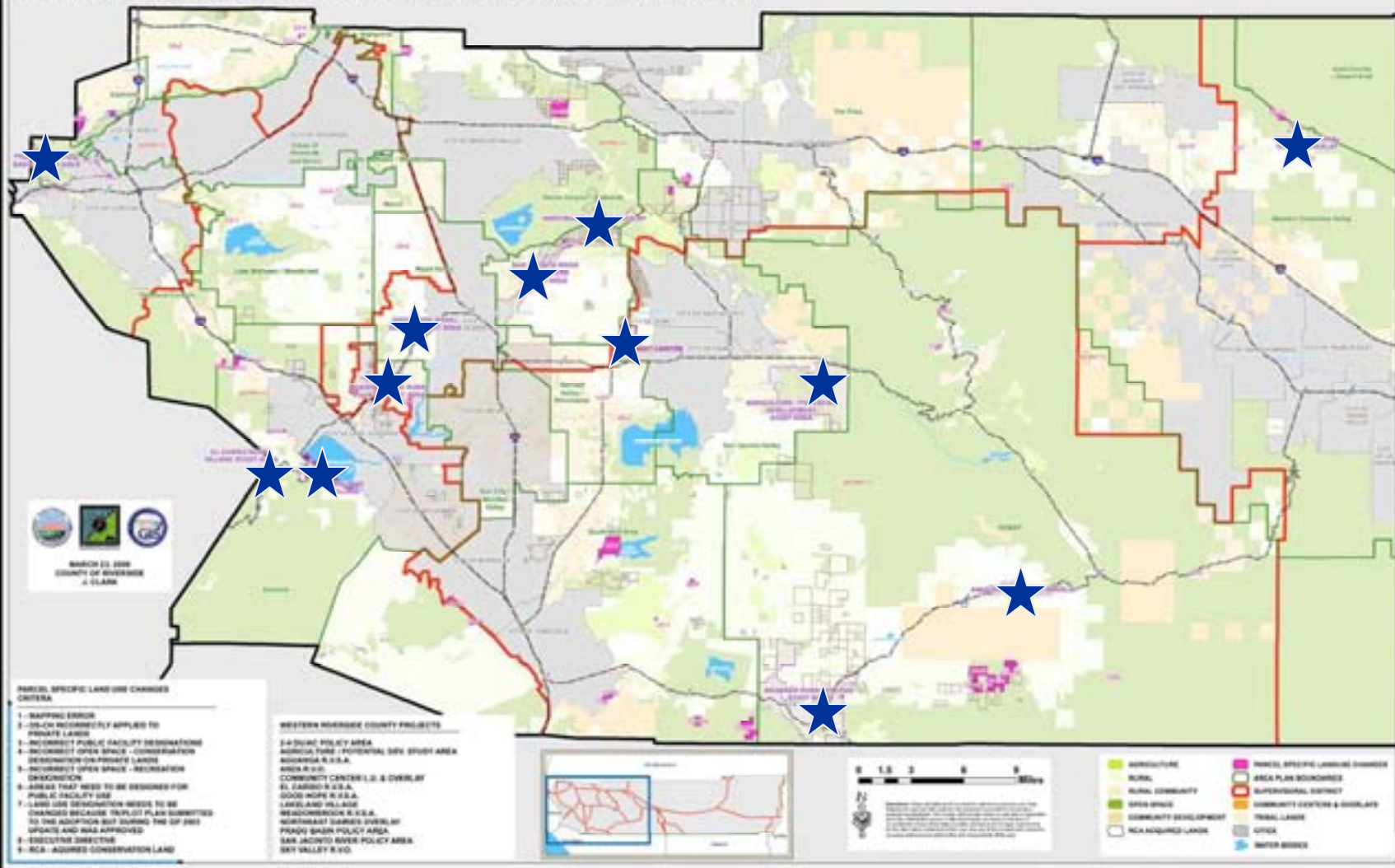
Proposed Changes – Elements

- Review and Update of General Plan Elements
 - Land Use Element
 - Circulation Element
 - Multi-Purpose Open Space Element
 - Safety Element
 - Air Quality Element
 - Housing Element
 - Administration Element
 - Technical Appendices
- Addition of a New Element
 - Healthy Communities Element



Proposed Changes – Area Plans

FIGURE 3a - KEY REGIONS OF INTEREST FOR GPA 960 (WESTERN COUNTY)





Proposed Changes – Area Plans

FIGURE 3b - KEY REGIONS OF INTEREST FOR GPA 960 (EASTERN COUNTY)



APR 2009

MARCH 23, 2009
COUNTY OF RIVERSIDE
J. CLARK

FARCEL SPECIFIC LAND USE CHANGES CRITERIA

1. MAPPING ERRORS
2. ZONING INCORRECTLY APPLIED TO PUBLIC LANDS
3. INCORRECT PUBLIC FACILITY DESIGNATIONS
4. INCORRECT OPEN SPACE - CONSERVATION DESIGNATION ON PRIVATE LANDS
5. INCORRECT OPEN SPACE - RECREATION DESIGNATION
6. AREAS THAT NEED TO BE DESIGNATED FOR PUBLIC FACILITY USE
7. LAND USE DESIGNATION NEEDS TO BE CHANGED BECAUSE TRIP/DI PLAN SUBMITTED TO THE ADOPTION BUT JURISD THE GP 960 UPDATES HAD NOT APPROVED
8. EXECUTIVE DIRECTIVE

EASTERN RIVERSIDE COUNTY FOCUS AREAS

- CHICO SUMMIT R.E.S.A.
- COMMUNITY CENTER U.I. & OVERLAY
- NORTH SHORE ROLICH OVERLAY
- SOUTH VALLEY OVERLAY
- WEST BANTA ROSA OVERLAY

- AGRICULTURE
- RURAL
- RURAL COMMUNITY
- OPEN SPACE
- COMMUNITY DEVELOPMENT

- PANEL SPECIFIC LAND USE CHANGES
- DEED PLAN BOUNDARIES
- SUPERVISORIAL DISTRICT
- COMMUNITY CENTER & OVERLAYS
- TRAIL LANDS
- OPEN
- WATER BODIES



Proposed Changes – Parcel Specific

- Land Use Map Change Criteria:
 1. Land use designations incorrectly / not identified
 2. Open Space – Conservation Habitat (OS-CH) incorrectly assigned
 3. Public Facilities (PF) incorrectly applied
 4. Open Space – Conservation (OS-C) incorrectly applied
 5. Open Space – Recreation (OS-R) incorrectly assigned
 6. Land use designations incorrectly applied to Public Facilities
 7. Land Use designations inappropriate for actual parcel sizes
 8. Executive Directives



Workshop Outline

1. Proposed Healthy Communities Element, Dr. Eric Frykman
2. Proposed Land Use Element policies for the Rural and Rural Community Foundation Components that allow limited incidental commercial uses
3. Proposed Land Use Element policies that provide additional guidance for fee lands within the Areas Subject to Indian Jurisdiction section
4. Proposed changes to El Cariso Rural Village Study Area of the Elsinore Area Plan
5. Proposed changes to Meadowbrook Rural Village Study Area of the Elsinore Area Plan
6. Proposed changes to Aguanga Rural Village Study Area of the REMAP
7. Proposed changes to Goodhope Rural Village Study Area of the Mead Valley Area Plan



Workshop Objective

- Solicit comments from Planning Commission on the aforementioned proposed changes
- This is not a public hearing and NO DECISION on the project will be made at this workshop
- First of three or more workshops



Proposed Healthy Communities Element

- Dr. Eric Frykman, County Health Officer



Proposed Incidental Rural Commercial Policy in Land Use Element

- **Reasons for Proposal:**
 - Commercial uses that serve basic needs of a rural community such as meat markets, grocery stores, dry-cleaners etc. are not allowed in rural areas
 - An issue as we implemented GP over the last 5-years
 - Code Enforcement Issues
 - EDA Discussions



Proposed Incidental Rural Commercial Policy in Land Use Element

- **Proposed Change**
 - Rural and Rural Community Foundation Components
 - Implemented through Rural Commercial Zone of Ordinance 348
 - Protection of Rural Character
 - Location along major transportation corridors
 - Distance from existing commercial centers



Proposed Incidental Rural Commercial Policy in Land Use Element

- **Draft Land Use Element – Rural and Rural Community Foundation Component**

Rural incidental commercial uses in the outlying rural areas of the county along rural highway corridors for the convenience of residents and travelers are allowed. The development standards for these commercial uses should reflect areas where urban services and facilities are generally unavailable and are not likely to be provided in the near future. The type of uses allowed and the development standards shall be in accordance to the Rural Commercial (C-R) Zone (AI 1).



Proposed Incidental Rural Commercial Policy in Land Use Element

- **Draft Land Use Element – Rural and Rural Community Foundation Component**
 1. *The portion of the lot proposed for small-scale commercial development shall be between 0.5 and 2.5 acres.*
 2. *The design and scale of the commercial development **are encouraged** to be compatible with the surrounding uses, protect view sheds and blend in with the rural nature of the area.*
 3. *The portion of the lot used for small-scale commercial development **is encouraged** to be located adjacent to an arterial, mountainous arterial or major roadway. However, it is discouraged to be located within 300 feet of a freeway.*
 4. *Rural incidental commercial uses may not be located within 2 miles of a Commercial land use designation of the Community Development foundation component.*



Proposed Incidental Rural Commercial Policy in Land Use Element

- **General Concerns**
 - Urbanization of Rural Areas
 - Rural Commercial Zone
 - 0.5 to 2.5 acre of commercial uses
 - 20% Building Coverage
 - Permitted Uses with PP and CUP
 - Recommendation on Zone
 - Applicability of policies through out the county



Proposed Incidental Rural Commercial Policy in Land Use Element

General Plan Advisory Committee

- Supported staff proposal with minor language changes



Proposed Areas Subject to Indian Jurisdiction in Land Use Element

- Reasons for Proposal
 - Three Types of Land Within Indian Reservation Boundaries:
 1. Fee Lands: Properties Owned by Non-Tribal Members
 2. Allotment Lands: Properties Owned by Tribal Members
 3. Trust Lands: Properties Owned by the Tribe as a Unit (Tribal Council)
 - Additional Guidance is necessary in Land Use Element for Fee Lands



Proposed Areas Subject to Indian Jurisdiction in Land Use Element

- **Proposed Land Use Element Policies:**
 - *LU 35.1* The County of Riverside will continue to work with Tribal authorities to forge inter-governmental agreements in situations where such agreements would be mutually beneficial. In the absence of agreements specifying otherwise, questions regarding development within areas subject to Indian jurisdiction should be referred to the applicable Tribal authorities *except in case of fee lands where the local jurisdiction and tribe share the land use authority. (AI 4).*
 - *LU 35.2* All new development proposals within fee lands should be consistent with the land use pattern and designations of the surrounding areas of the tribal and county jurisdiction. Developments of the fee lands shall be subject to the current Riverside County development and permitting procedures.



Action Item – Areas Subject to Indian Jurisdiction

- General Plan Advisory Committee
 - Supported staff proposal



Proposed Rural Village Study Area Changes at Area Plan Levels

- Reasons for Proposal
 - Rural Village Overlays and Study Areas
 - Four Rural Village Study Areas (RVSA)
 1. El Cariso RVSA, Elsinore Area Plan
 2. Meadowbrook RVSA, Elsinore Area Plan
 3. Aguanga RVSA, REMAP
 4. Goodhope RVSA, Mead Valley Area Plan
 - Additional studies, discussions and guidance in the General Plan is necessary for these areas

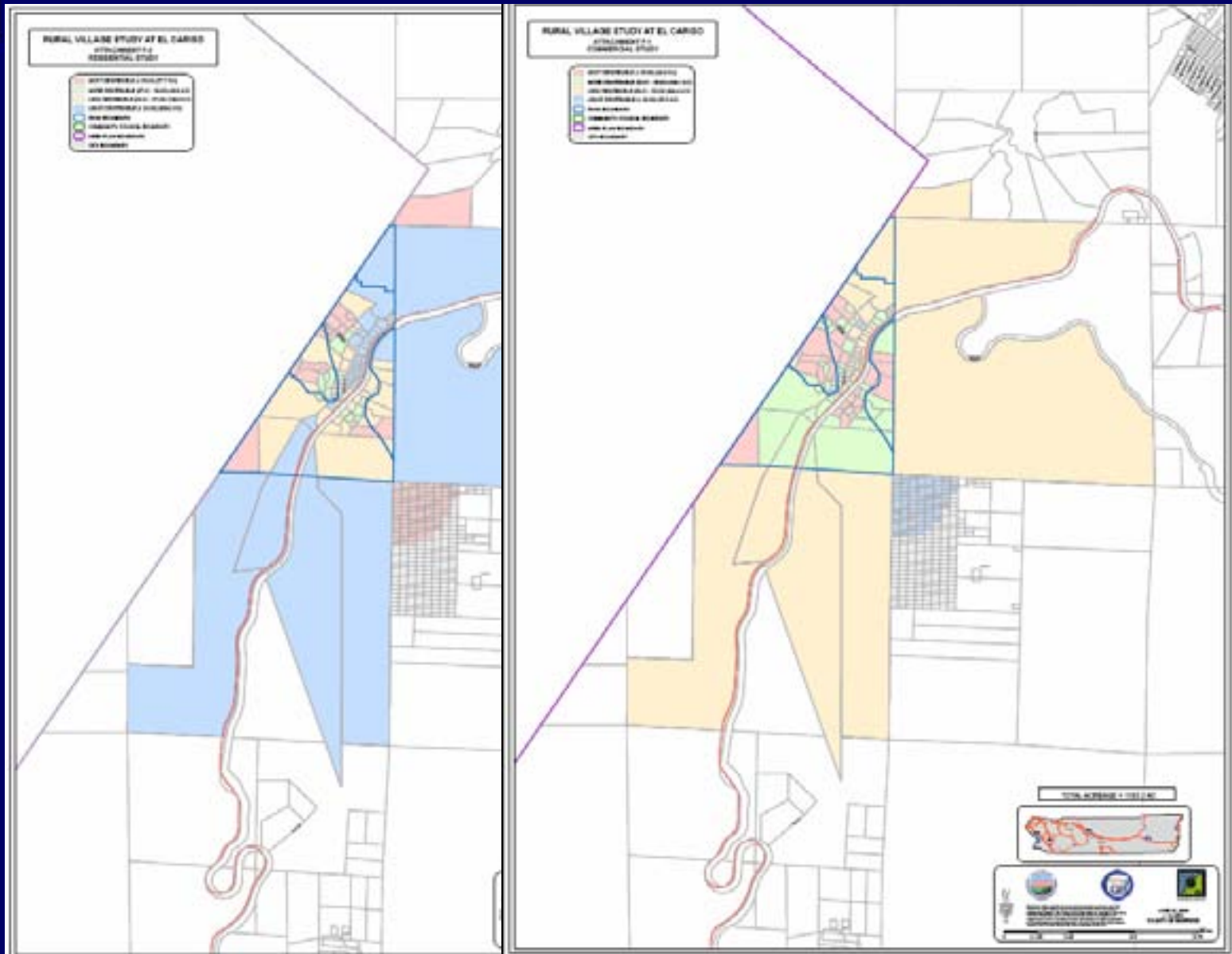


Proposed El Cariso RVSA, Elsinore Area Plan

- Elsinore Area Plan, District 1
 - MSHCP
 - Highway/Major Road Proximity
 - Land Use Compatibility
 - Redevelopment Area
 - Water Districts
 - Floodplain
 - Fire Potential
 - Slope
 - Sewer Capacity
 - Faults/ subsidence/ liquefaction etc.



Proposed El Cariso RVSA, Elsinore Area Plan



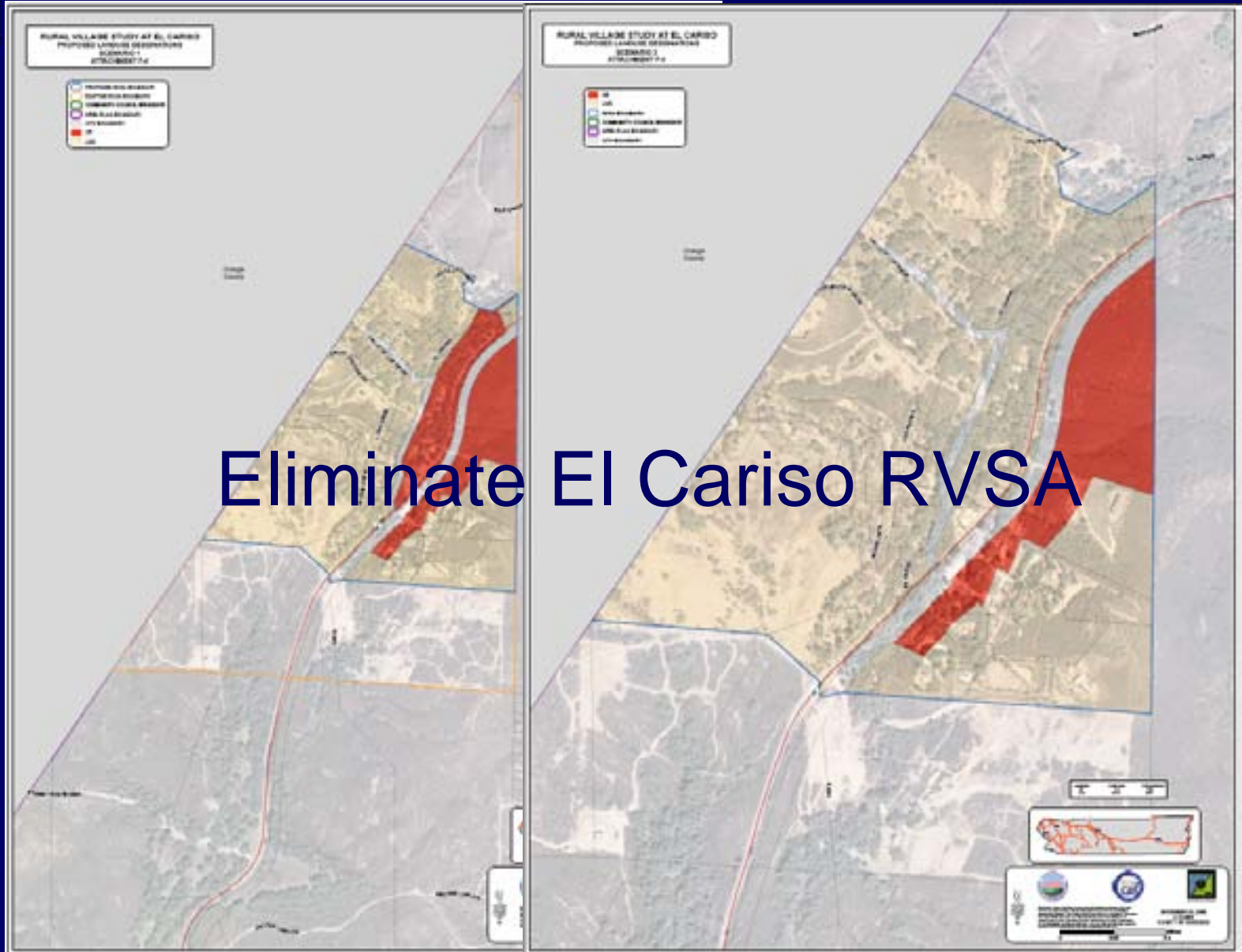


Proposed El Cariso RVSA, Elsinore Area Plan

- **Issues of Environmental Consideration**
 - Surrounded by Conservation Habitat lands
 - High Wild-Fire Susceptibility
 - Limited Access
 - Hwy 74 – State eligible scenic highway
 - Northern end- steep slopes and landslide potential
 - Proposed Incidental Rural Commercial Policy



Proposed El Cariso RVSA, Elsinore Area Plan



Eliminate El Cariso RVSA



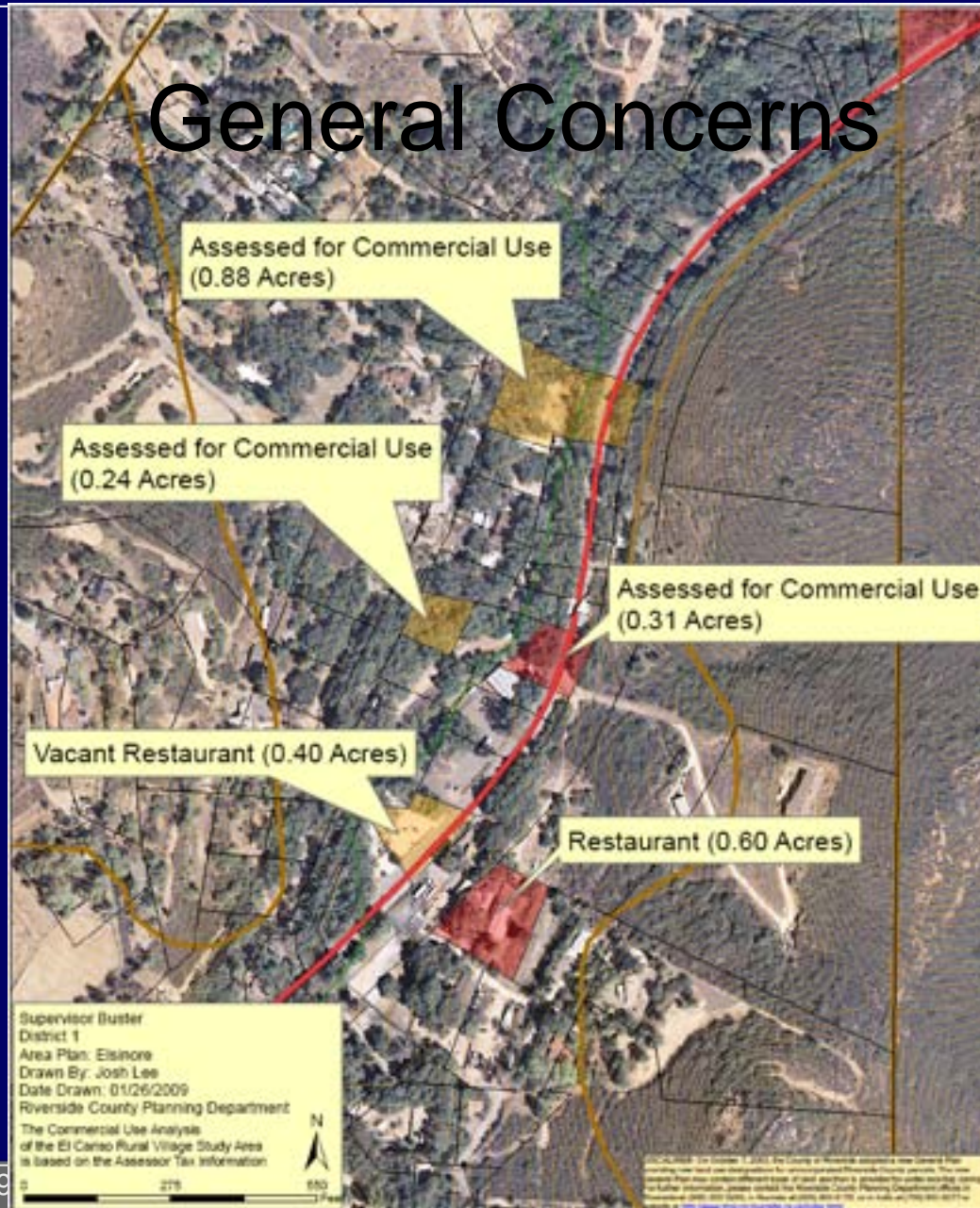
Proposed El Cariso RVSA, Elsinore Area Plan

- **Draft Elsinore Area Plan Language**
 - *ELAP 6.3 The spatial analysis indicated that the increase in intensity of uses in El Cariso Rural Village is not necessary at this particular time, thus resulting in removing the boundaries of the Rural Village Study Area established in the RCIP General Plan. Some newly introduced policies such as the incidental rural commercial policy of the General Plan 2008 could be utilized to achieve the similar objectives of the Rural Village Study Area.*



Proposed El Cariso RVSA, Elsinore Area Plan

General Concerns



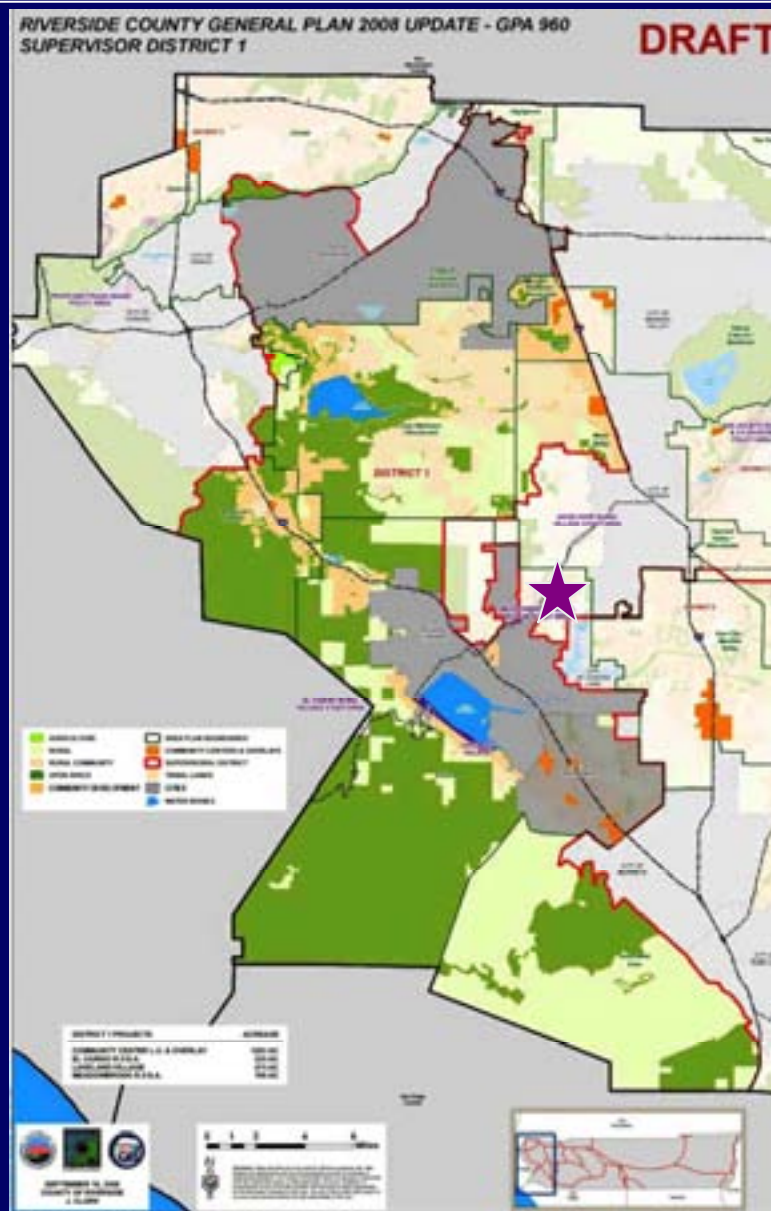


Proposed El Cariso RVSA, Elsinore Area Plan

- General Plan Advisory Committee
 - Supported staff proposal to eliminate study area



Proposed Meadowbrook RVSA, Elsinore Area Plan



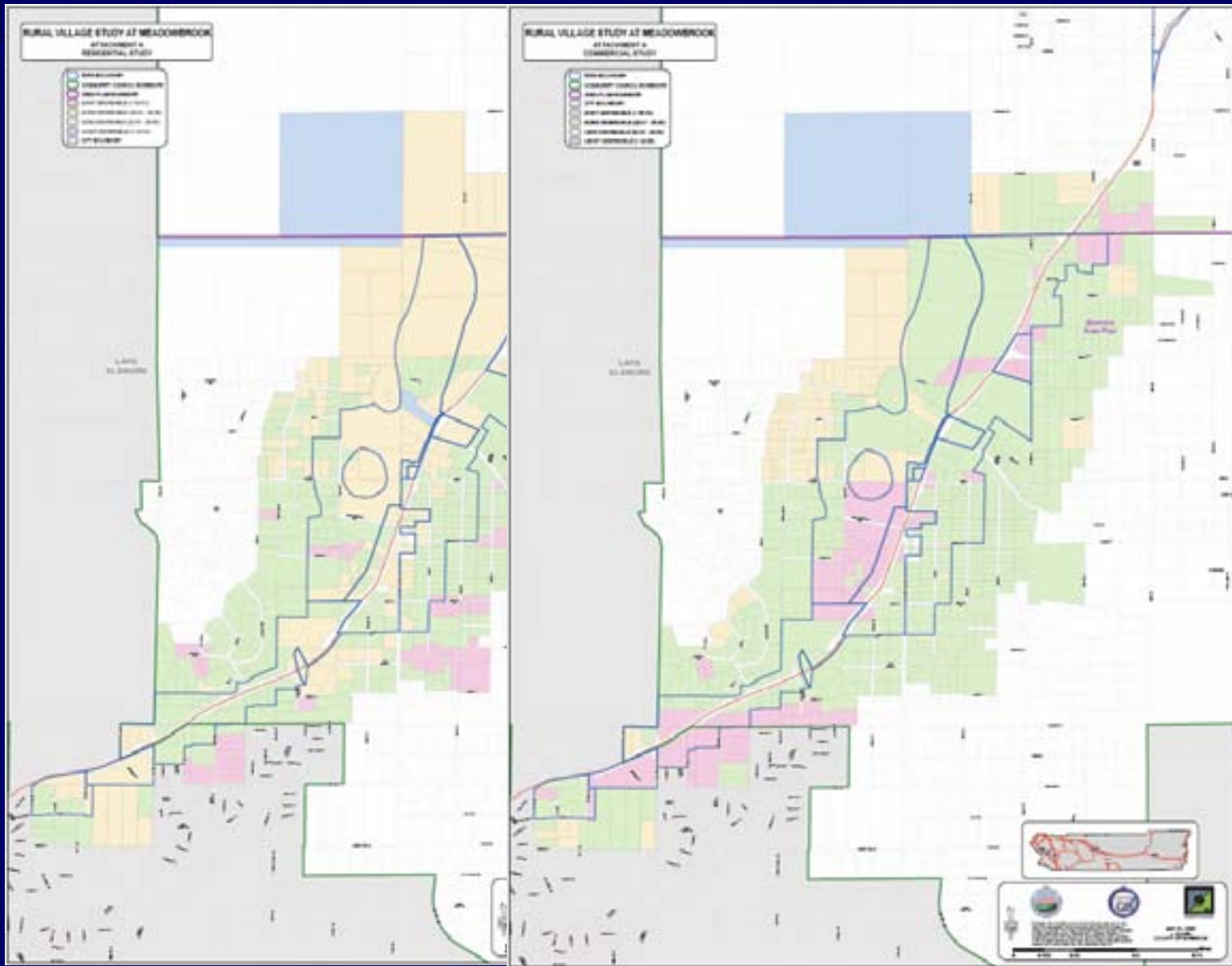


Proposed Meadowbrook RVSA, Elsinore Area Plan

- Elsinore Area Plan, District 1
 - MSHCP
 - Highway/Major Road Proximity
 - Land Use Compatibility
 - Redevelopment Area
 - Water Districts
 - Floodplain
 - Fire Potential
 - Slope
 - Sewer Capacity
 - Faults/ subsidence/ liquefaction etc.



Proposed Meadowbrook RVSA, Elsinore Area Plan



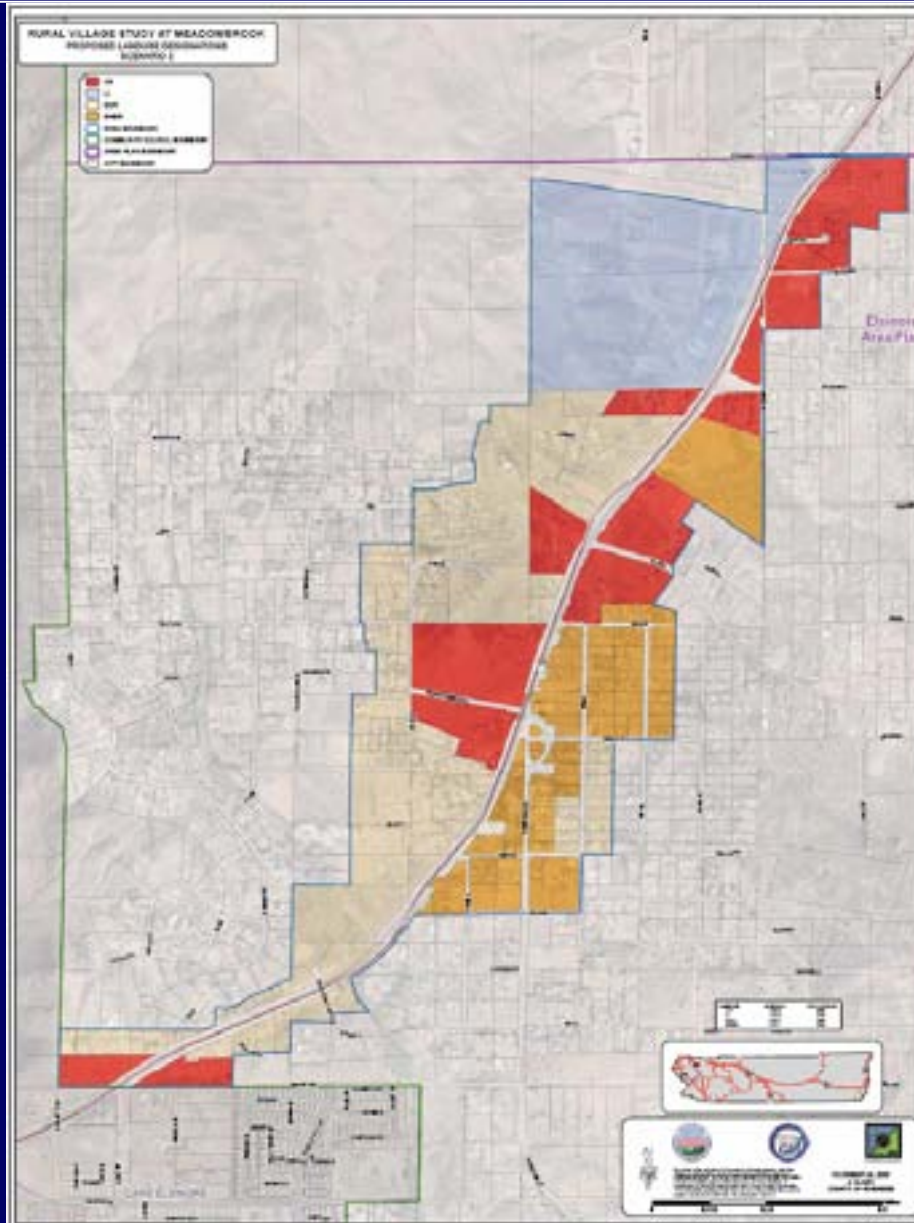


Proposed Meadowbrook RVSA, Elsinore Area Plan

- **Issues of Environmental Consideration**
 - Surrounded by existing cities
 - Lake Elsinore, Menifee, Canyon Lakes and Perris
 - Located along a major regional connector
 - State Hwy 74 between I-15 and I-215
 - Community's interest



Proposed Meadowbrook RVSA, Elsinore Area Plan





Proposed Meadowbrook RVSA, Elsinore Area Plan

- **Draft Elsinore Area Plan Language**
 - *ELAP 6.1 Allow areas designated with the **Rural Village Land Use Overlay** to develop according to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply.*
 - *ELAP 6.2 In the Meadowbrook Land Use Overlay, commercial uses, small-scale industrial uses (including mini-storage facilities), and residential uses at densities higher than those levels depicted on the Area Plan may be approved as designated in the overlay. Additionally, existing commercial and industrial uses may be relocated to this Rural Village Land Use Overlay as necessary in conjunction with the widening of State Highway Route 74.*



Proposed Meadowbrook RVSA, Elsinore Area Plan

- **General Concerns**
 - Need for urbanizations vs. allowing pre-mature growth
 - Access to infrastructure



Proposed Meadowbrook RVSA, Elsinore Area Plan

- General Plan Advisory Committee
 - Supported staff proposal for a land use overlay



Proposed Aguanga RVSA - REMAP



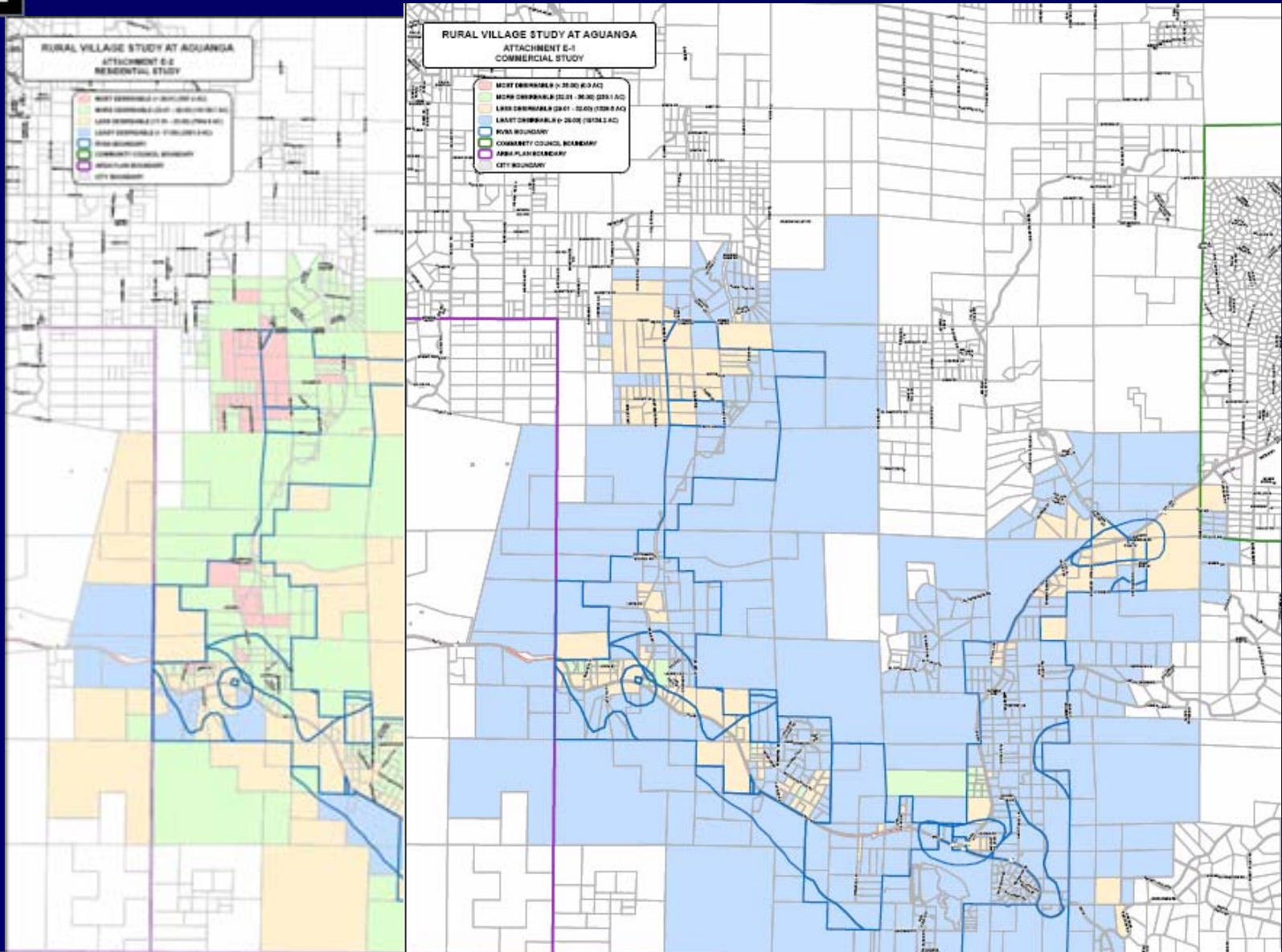


Proposed Aguanga RVSA - REMAP

- REMAP, District 3
 - MSHCP
 - Highway/Major Road Proximity
 - Land Use Compatibility
 - Redevelopment Area
 - Water Districts
 - Floodplain
 - Fire Potential
 - Slope
 - Sewer Capacity
 - Faults/ subsidence/ liquefaction etc.



Proposed Aguanga RVSA - REMAP



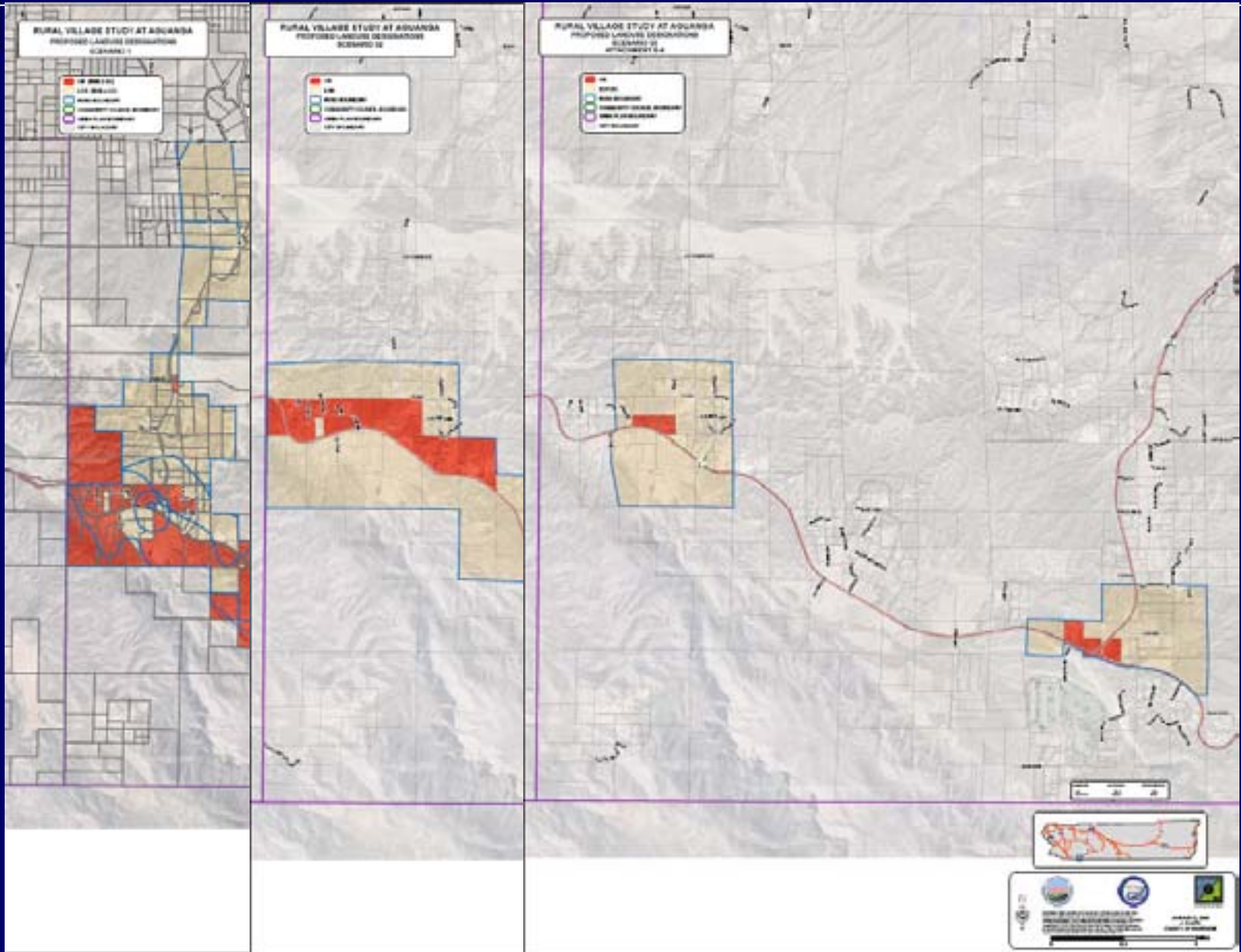


Proposed Aguanga RVSA - REMAP

- **Issues of Environmental Consideration**
 - MSHCP Cells – Critical Habitat Areas
 - Limited access
 - In High Fire Area
 - Seismic Hazard
 - High Slope Instability (Landslide and Rock-falls Potential)
 - Hwy 79- County and State Eligible Scenic Hwy



Proposed Aguanga RVSA - REMAP





Proposed Aguanga RVSA - REMAP

- **Aguanga Rural Village Study Area – REMAP**
 - Scenario 1 – GP Boundary – 6000 acs
 - Scenario 2 – Reduced size – 2000 acs
 - Scenario 3 – Reduced size and intensity– 800 acs
 - Scenario 4 – Total 50 acres of Estate Density Lots



Proposed Aguanga RVSA - REMAP

- **General Concerns**
 - Need for urbanizations vs. allowing premature growth
 - Environmental considerations such as MSHCP and High Fire Potential
 - Access to Infrastructure



Proposed Aguanga RVSA - REMAP

- General Plan Advisory Committee
 - Disagreed with staff proposal and proposed Scenario 5, which eliminates this RVSA

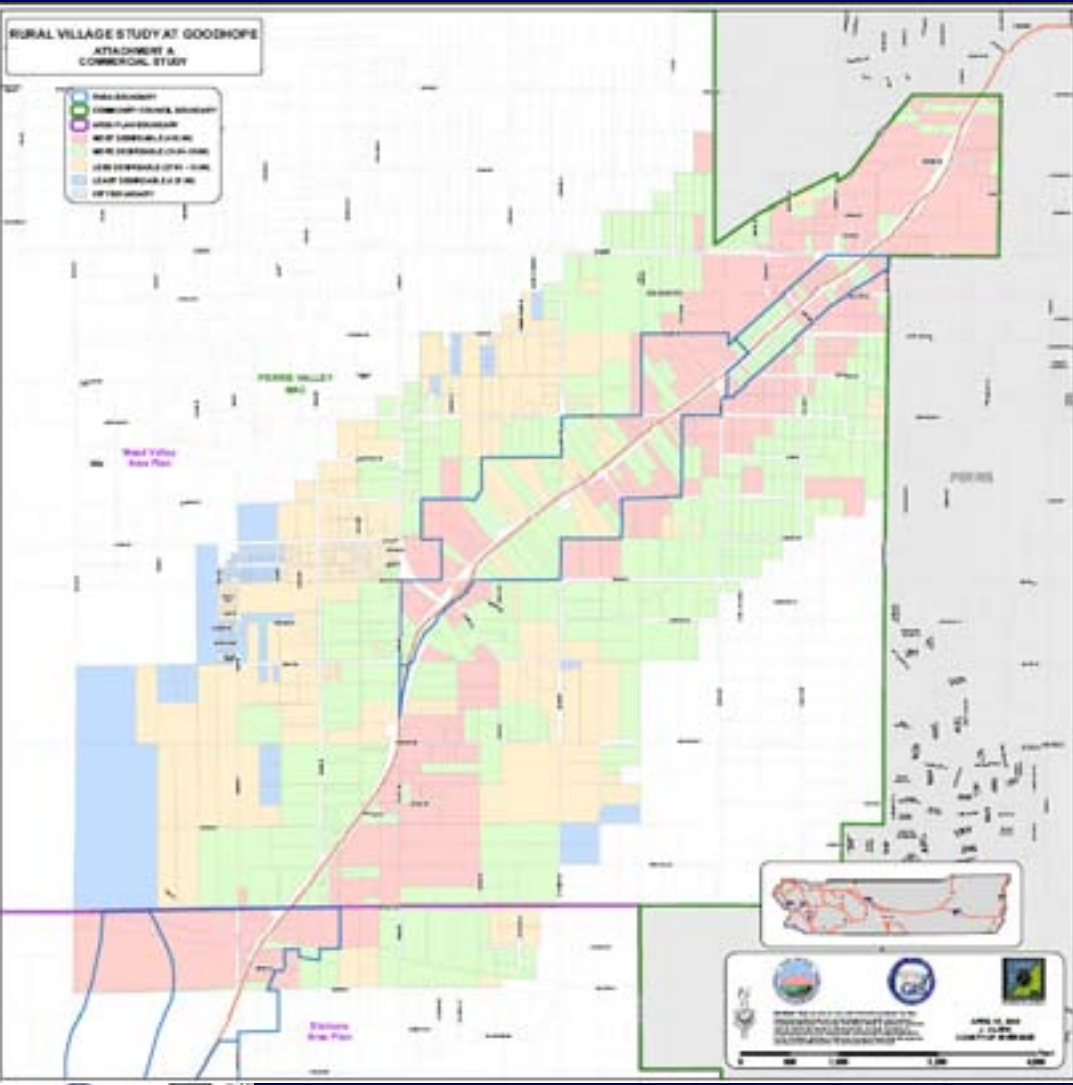
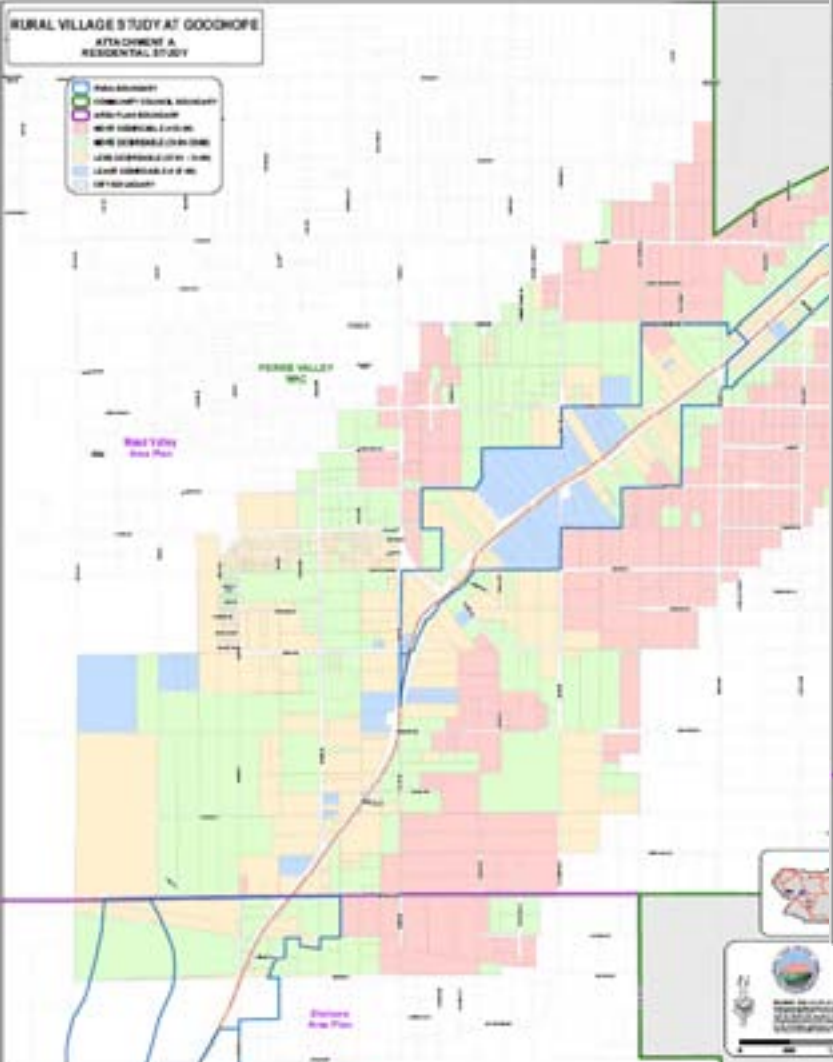


Proposed Goodhope RVSA, Mead Valley Area Plan

- Mead Valley Area Plan, District 5
 - MSHCP Issues
 - Highway/Major Road Proximity
 - Land Use Compatibility
 - Redevelopment Area
 - Water Districts
 - Floodplain
 - Fire Potential
 - Slope
 - Sewer Capacity
 - Faults/ subsidence/ liquefaction etc.



Proposed Goodhope RVSA, Mead Valley Area Plan



Scale: 0 500 1000 1500 Feet

APRIL 16, 2009
J. L. SMITH
COUNTY PLANNING DEPARTMENT

Scale: 0 500 1000 1500 Feet

APRIL 16, 2009
J. L. SMITH
COUNTY PLANNING DEPARTMENT

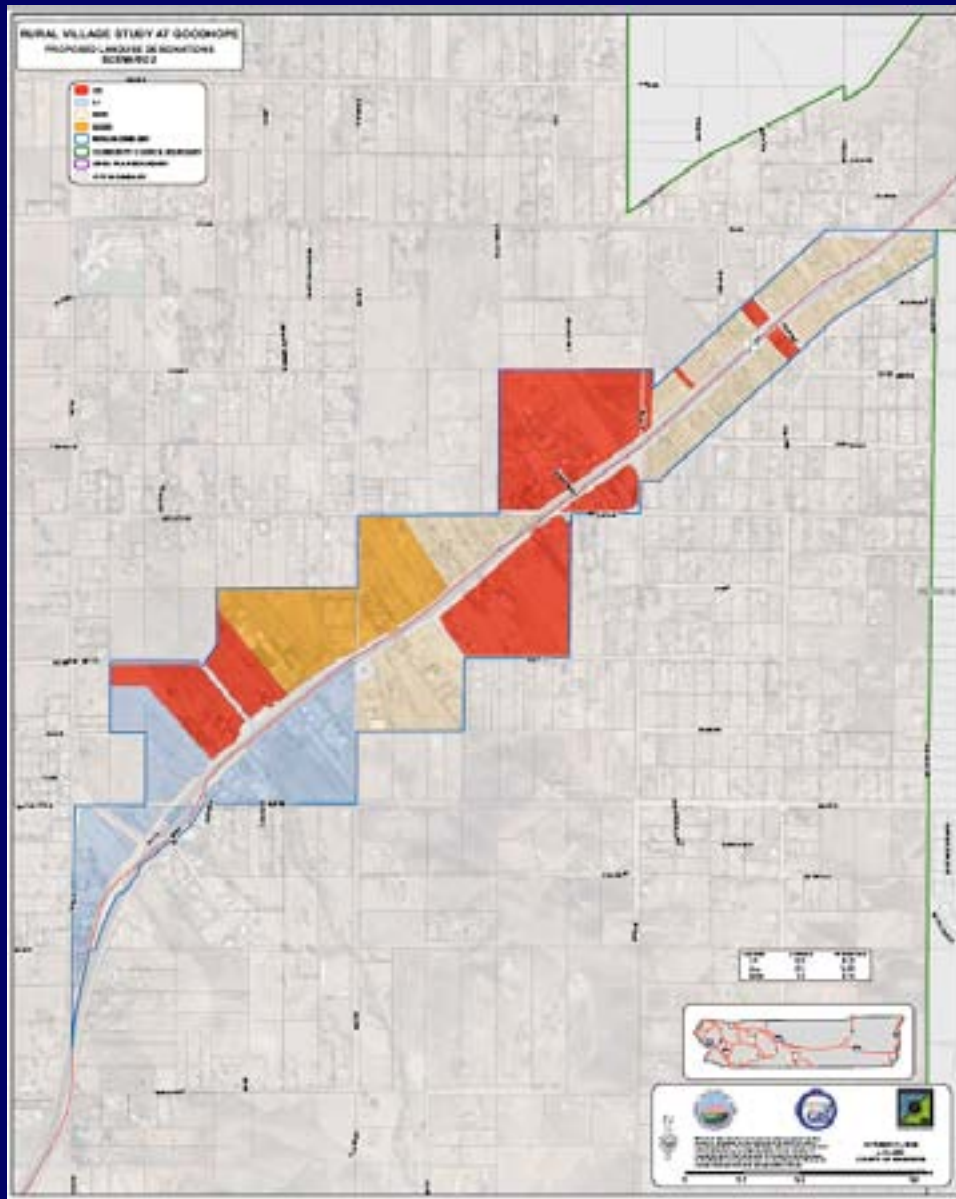


Proposed Goodhope RVSA, Mead Valley Area Plan

- **Issues of Environmental Consideration**
 - Close proximity to the existing cities
 - Lake Elsinore, Menifee, Canyon Lakes and Perris
 - Located along a major regional connector
 - State Hwy 74 between I-15 and I-215



Proposed Goodhope RVSA, Mead Valley Area Plan





Proposed Goodhope RVSA, Mead Valley Area Plan

- **Proposed Mead Valley Area Plan Policies**
 - *MVAP 3.1 Allow areas designated with the **Rural Village Land Use Overlay** to develop according to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply.*
 - *MVAP3.2 Commercial uses, small-scale industrial uses (including mini-storage facilities), and residential uses at densities higher than those levels depicted on the Area Plan may be approved based on the designations identified in the land use overlay.*
 - *MVAP 3.3 Additionally, existing commercial and industrial uses may be relocated to this overlay as necessary in conjunction with the widening of State Highway Route 74.*
 - *MVAP 3.4 All new developments shall provide adequate and essential infrastructures such as circulation facilities, water, sewer, and electricity. Such improvements must be beneficial to the community at large.*



Proposed Goodhope RVSA, Mead Valley Area Plan

- **General Concerns**
 - Need for urbanizations vs. allowing pre-mature growth
 - Access to Infrastructure



Proposed Goodhope RVSA, Mead Valley Area Plan

- General Plan Advisory Committee
 - Supported staff proposal for a land use overlay



Dates for Next Planning Commission Workshops

- August 19, 2009 in Riverside
- November 18, 2009 in La Quinta



General Plan Amendment 960

Thank you