

Planning Cases

P14-0246 (Annexation)

P14-1059 (General Plan Amendment)

P14-0901 (Pre-Zoning)

Community & Economic Development Department

Corrected Presentation

City Council

Item # 4

July 28, 2015

2012 AERIAL PHOTO



COUNTY LAND USE REGULATION

COUNTY GENERAL PLAN



COUNTY ZONING



GENERAL PLAN 2025



EXISTING CONDITIONS

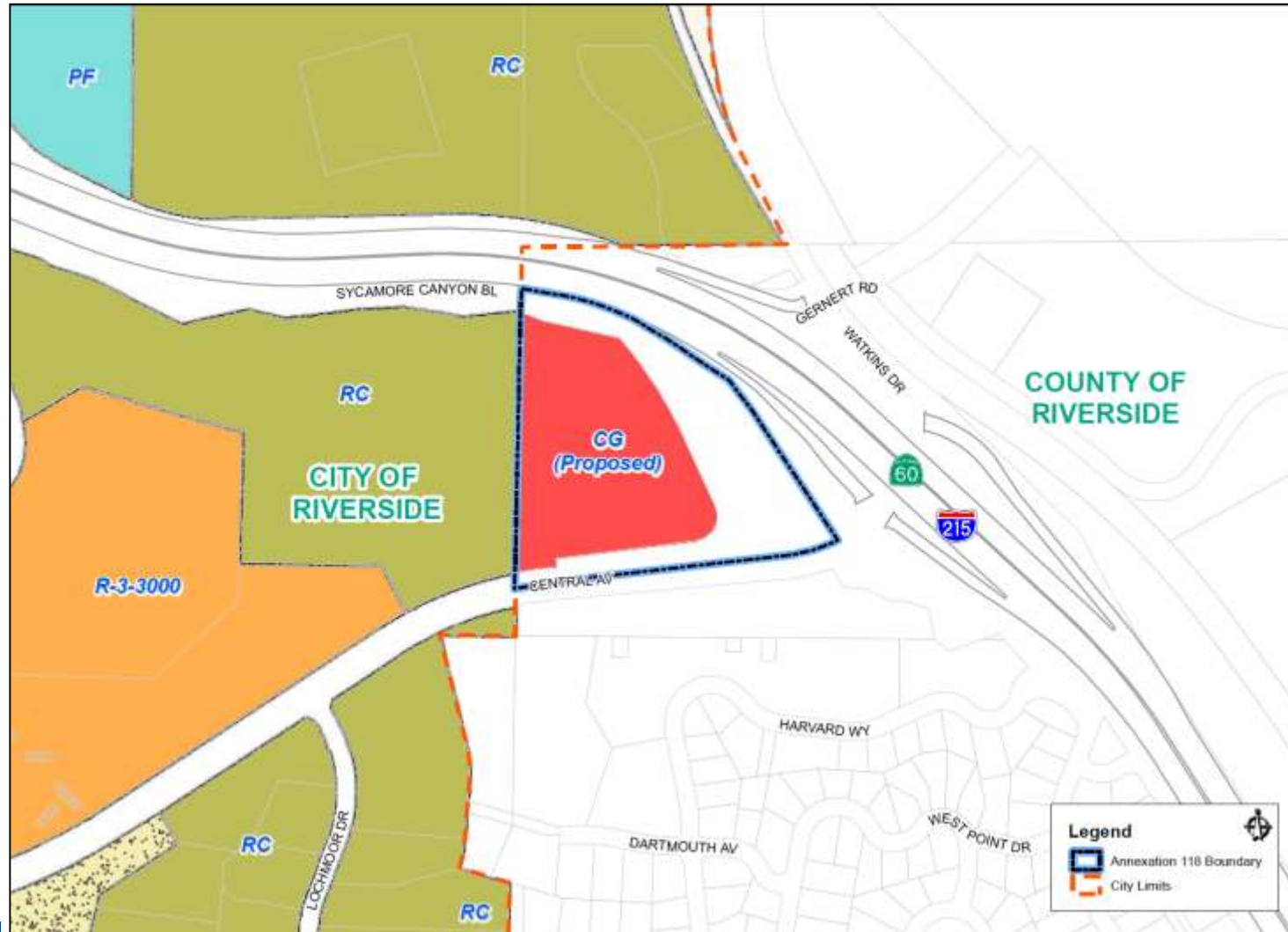


GENERAL PLAN AMENDMENT

- No change to existing land use designation - Commercial (C)
- Amendments to figures within GP Document to reflect new boundaries
 - LU-10 – Land Use Policy Map
 - LU-9 – Neighborhoods (add to Canyon Crest)
 - PS-8 – Neighborhood Policing Centers
 - Other figures as needed



RECOMMENDED PRE-ZONING



RECOMMENDATIONS 1-3 (OF 6)

That the City Council:

1. Determine that this proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Negative Declaration.
2. Approve Planning Cases P14-0246,(ANX), P14-1059 (GPA), P14-0901 (Pre-Zoning) subject to the recommended conditions of approval, and based on the description in the staff report and findings provided in Attachment 1.
3. Adopt a resolution making application to the Local Agency Formation Commission (LAFCO) for the annexation of the territory known as Annexation 118 – Strata, and the detachment from the Riverside County Waste Resource Management District.

Continued→



RECOMMENDATIONS 4-6

4. Adopt a resolution modifying the General Plan, including Figures LU-10, LU-9, PS-8 and other necessary changes to reflect the new City boundaries and inclusion in the Canyon Crest Neighborhood.
5. Introduce and subsequently Adopt an ordinance to Pre-Zone the subject site as CG – Commercial General Zone, based upon the findings and descriptions in the staff report and Plan of Services.



EXTRA SLIDES



ANNEXATION PROCEDURE

- Request for Annexation Received
- City Council Authorization to Proceed
 - July 18, 2014
- Plan of Services Prepared
- Planning Commission Approval
 - May 21, 2015
- City Council Approval
 - July 28, 2015
- LAFCO Approval
- County Board of Supervisors Action
- City Council Final Action
- Annexation Effective



MSHCP CONSIDERATIONS

- Criteria Cell #721
- Previous development effort in 2008
 - Habitat Assessment, MSHCP Consistency Analysis and Habitat Evaluation and Acquisition Negotiation Strategy (HANS) Review prepared
 - Project identified set-aside area for habitat corridor linkage
 - City found project to be consistent with MSHCP
 - RCA concurred with City determination (2/12/08)
- RCA determination stands if new development maintains previously identified corridor
- Future development must comply with *Urban/Wildland Interface Guidelines* and (HANS)

