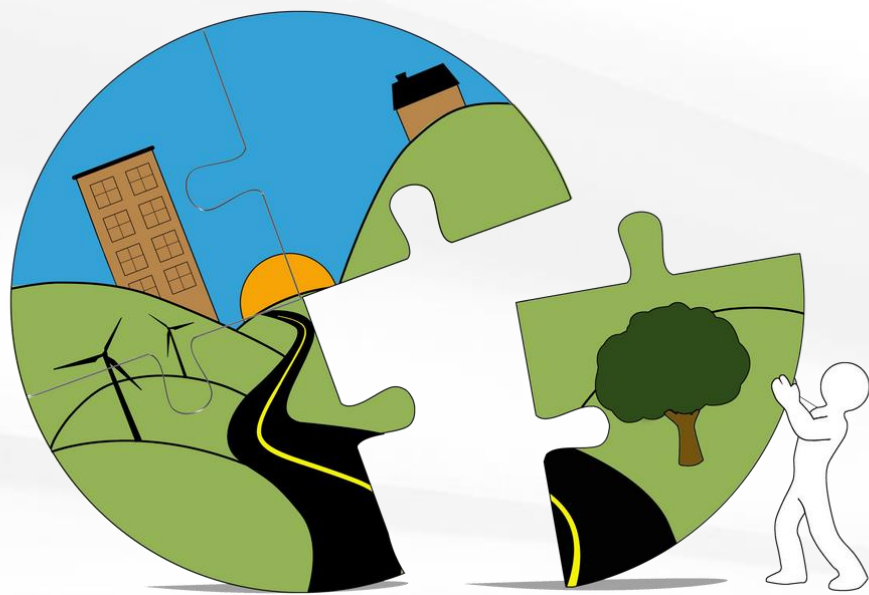


Foundation Component General Plan Amendment FC-GPA240042

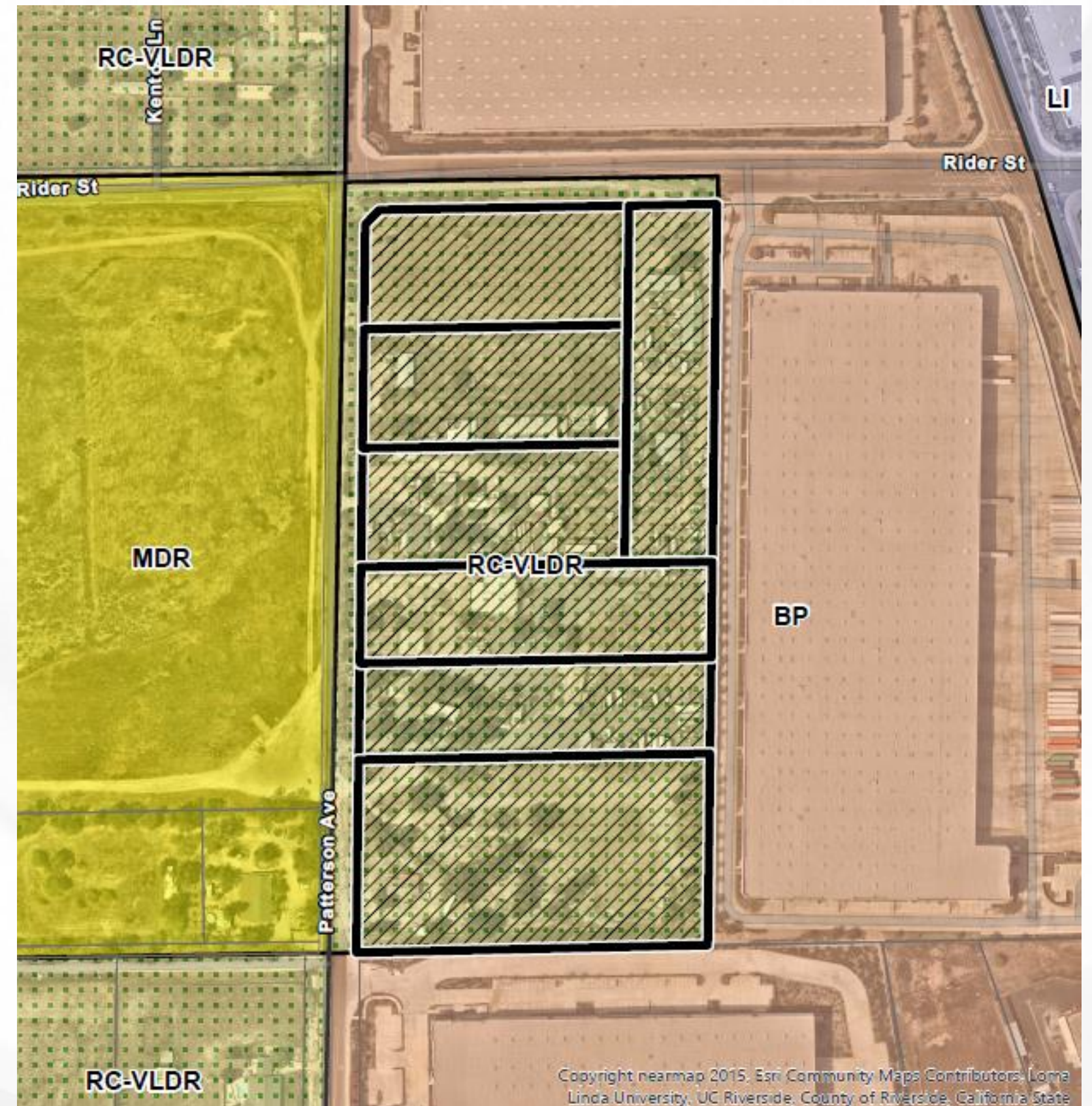
June 10, 2025



Request

Proposal: Very Low Density Residential (RC: VLDR) to Business Park (CD: BP)

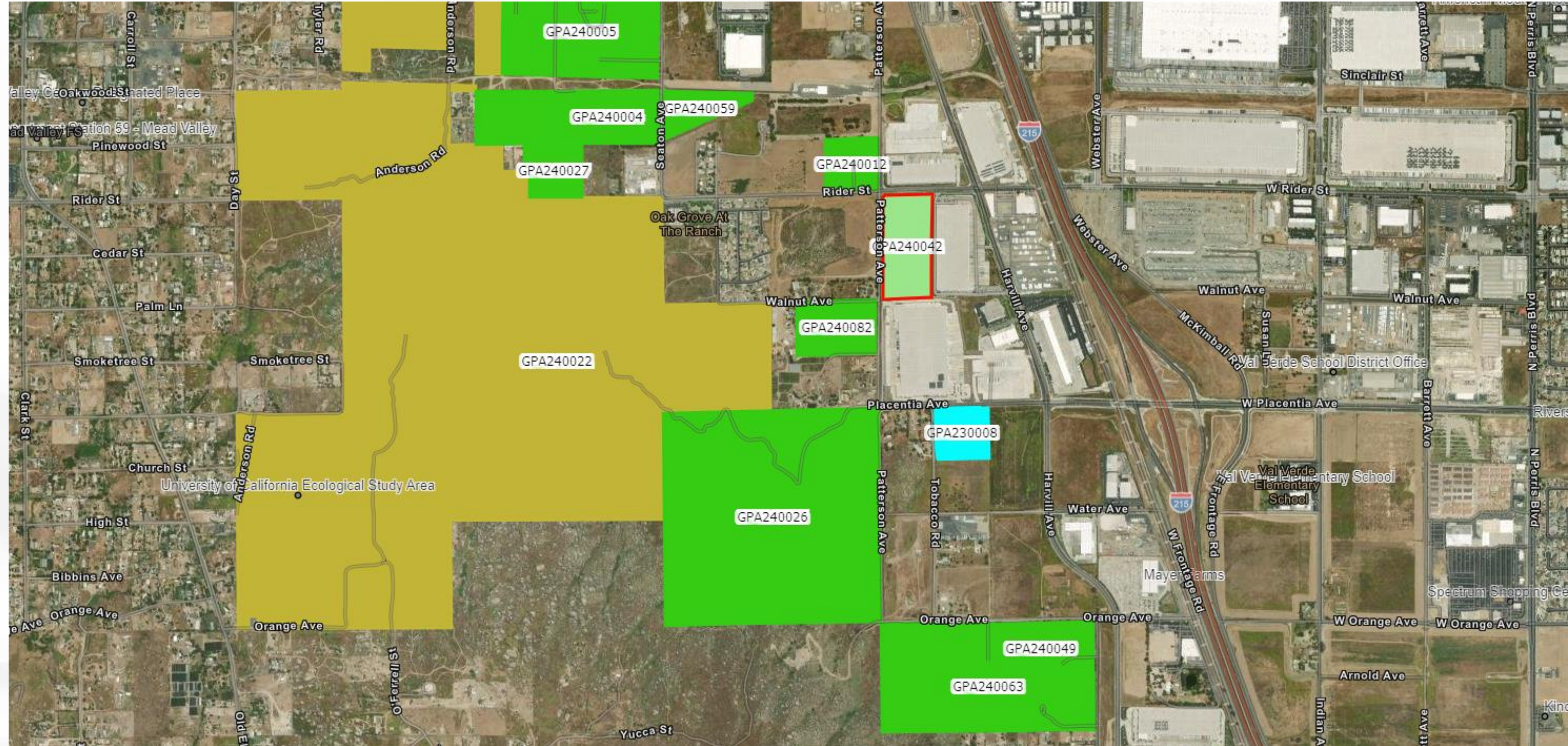
Purpose: Allow for submittal of an application for a speculative ~390,000 sq. ft. industrial building with accessory uses, up to 56 dock doors, and parking for up to 230 vehicles.



Vicinity Map



Foundation Component Vicinity Map



Staff Recommendation

That The Board of Supervisors:

1. **CONSIDER** whether to recommend initiation of **Foundation Component General Plan Amendment No. 240042 (FC-GPA240042)**; and
2. If recommended, **ADOPT** an order initiating **Foundation Component General Plan Amendment No. 240042 (FC-GPA240042)** and requiring the applicant to submit to the County the implementing project within 6 months.

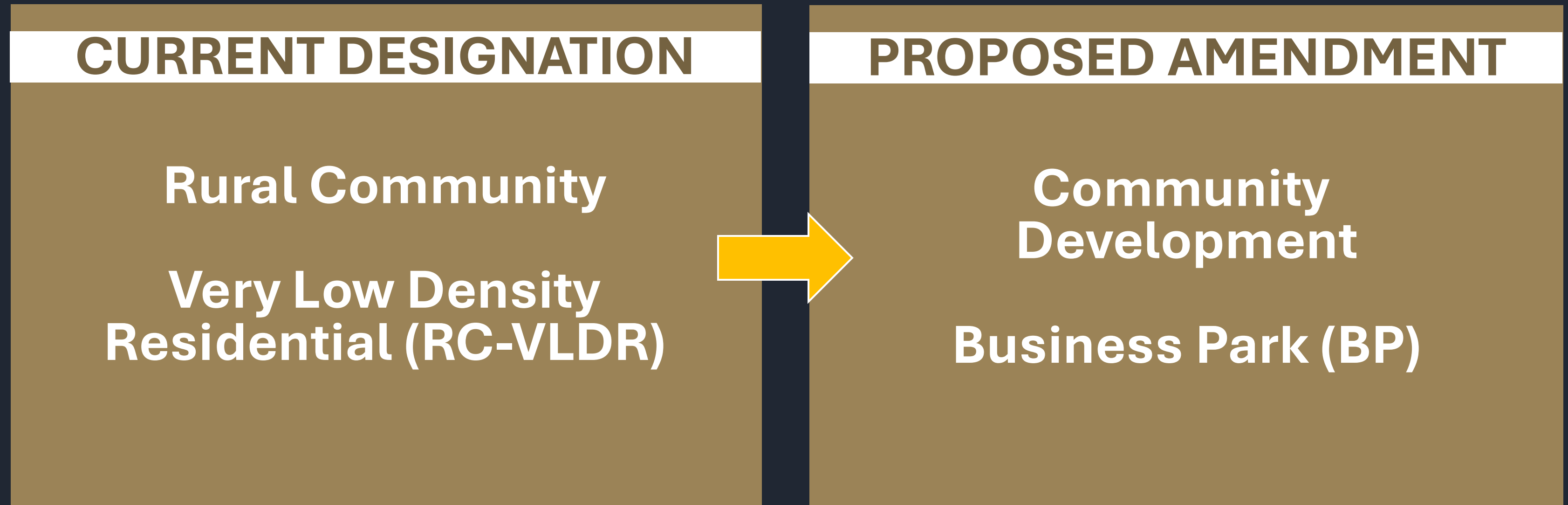


Foundation Initiation Request GPA240042

*Board of Supervisors
June 10, 2025*

PJP

FGPA Project Overview



The proposed FGPA to re-designate the site's Foundation Component from **Rural Community** to **Community Development**. The proposed project would be subject to the applicable standards of the County Code. Future entitlements required after BOS would include a general plan amendment, zone change, and plot plan, to facilitate a speculative industrial building with uses as allowed by the zoning code.

Project Site & Vicinity

SITE INFORMATION

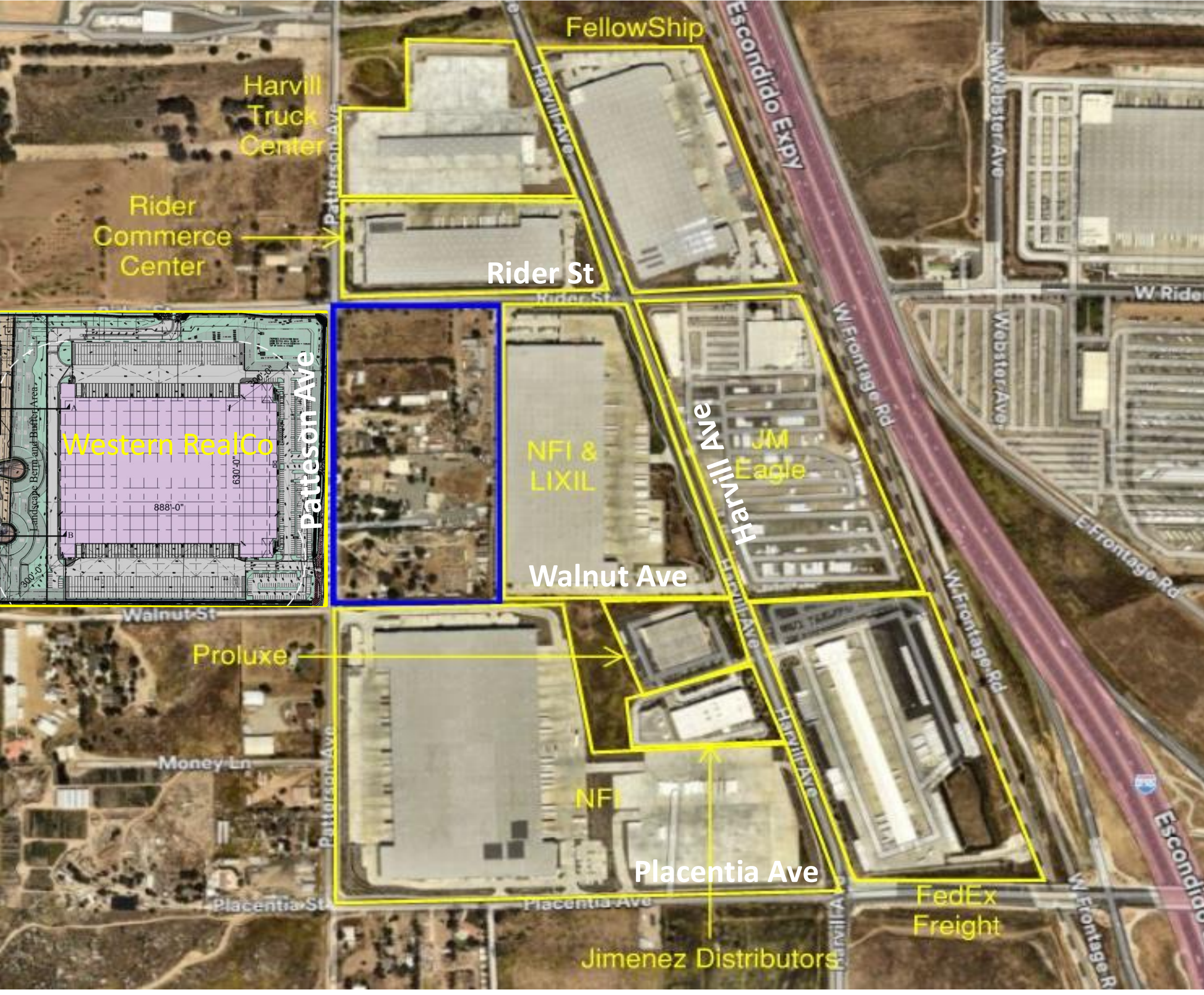
Assemblage of 7 parcels totaling 17.4 acres

ADJACENT DEVELOPMENT

Abuts industrial buildings and business parks uses leaving current residential designation as incompatible with surrounding

IN-FILL

Due to the recent development, the project would be considered in-fill development



COMPATIBILITY WITH SURROUNDING LAND USES

INDUSTRIAL HARMONY

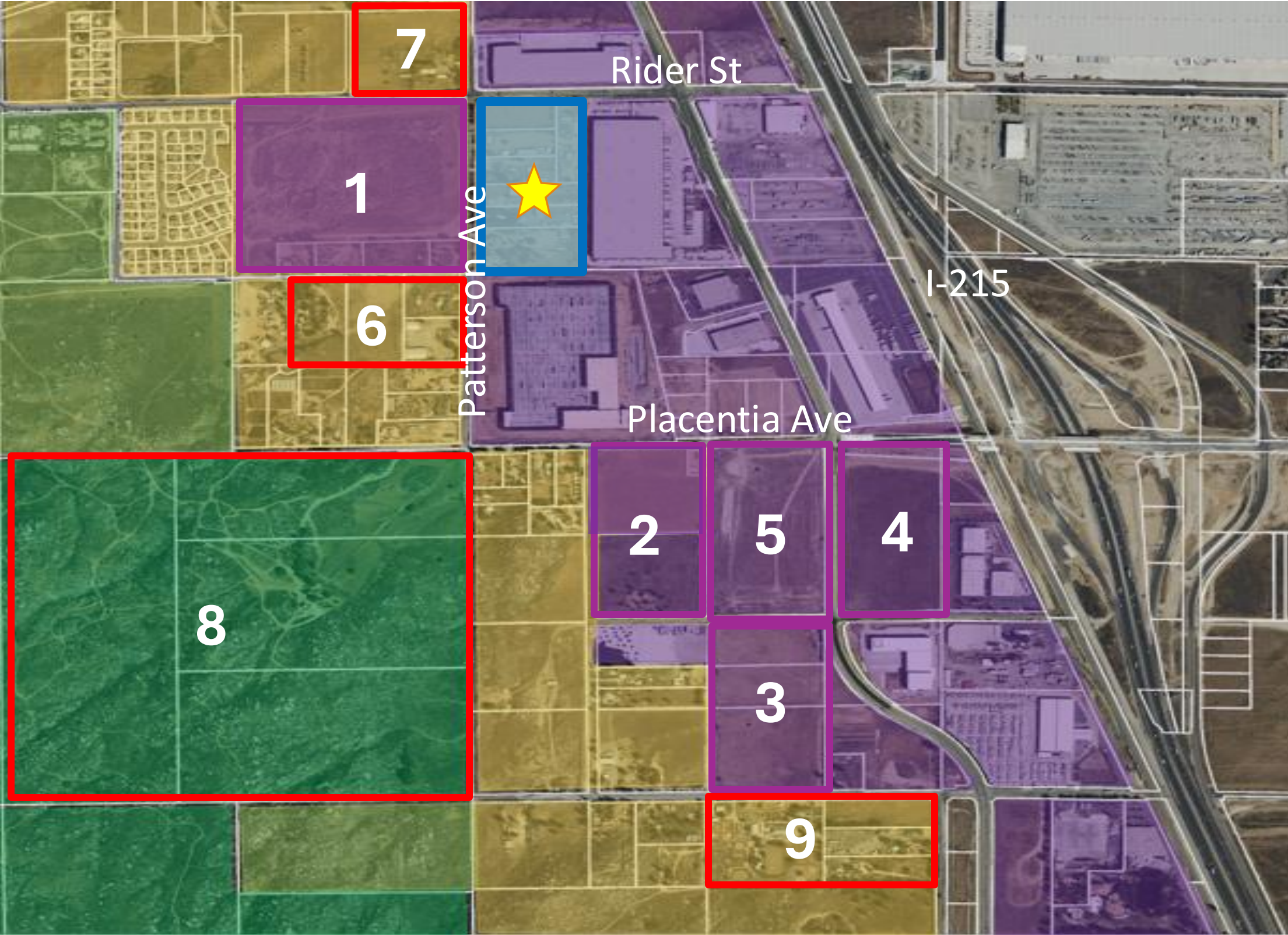
Surrounded by industrial development and nearby initiation applications which propose industrial development

SENSITIVE USES

After approval of projects in process, site will be roughly 3,000 feet away from sensitive land uses

UPCOMING DEVELOPMENT/LAND USE CHANGES

- 1: Approved PPT220004
- 2: Approved PPT220047
- 3: Approved PPT220002
- 4: Approved PP26241
- 5: Approved PP21207
- 6: GPA240082
- 7: GPA240012
- 8: GPA240026
- 9: GPA240059



Entitled Industrial Development



Project Site



Upcoming Industrial Development via Foundation GPA



Located Along Transportation Routes

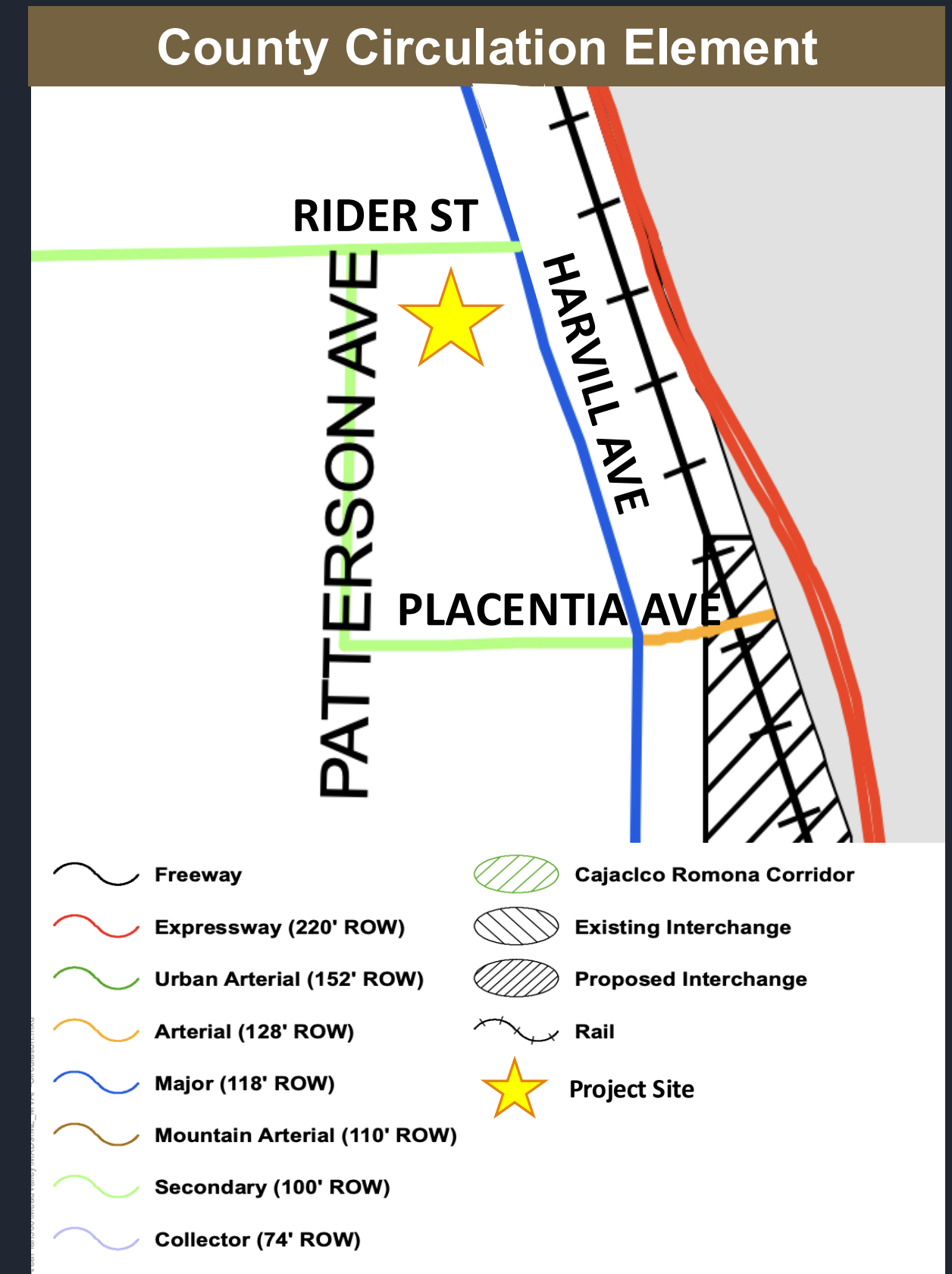
SURROUNDING STREETS

Harvill – (Major)

- Major highways intended to serve property zoned for major industrial and commercial uses, or to serve through traffic.

Rider & Patterson – (Secondary)

- Secondary highways intended to serve through traffic along longer routes between major traffic generating areas or to serve property zoned for multiple residential, secondary industrial or commercial uses.

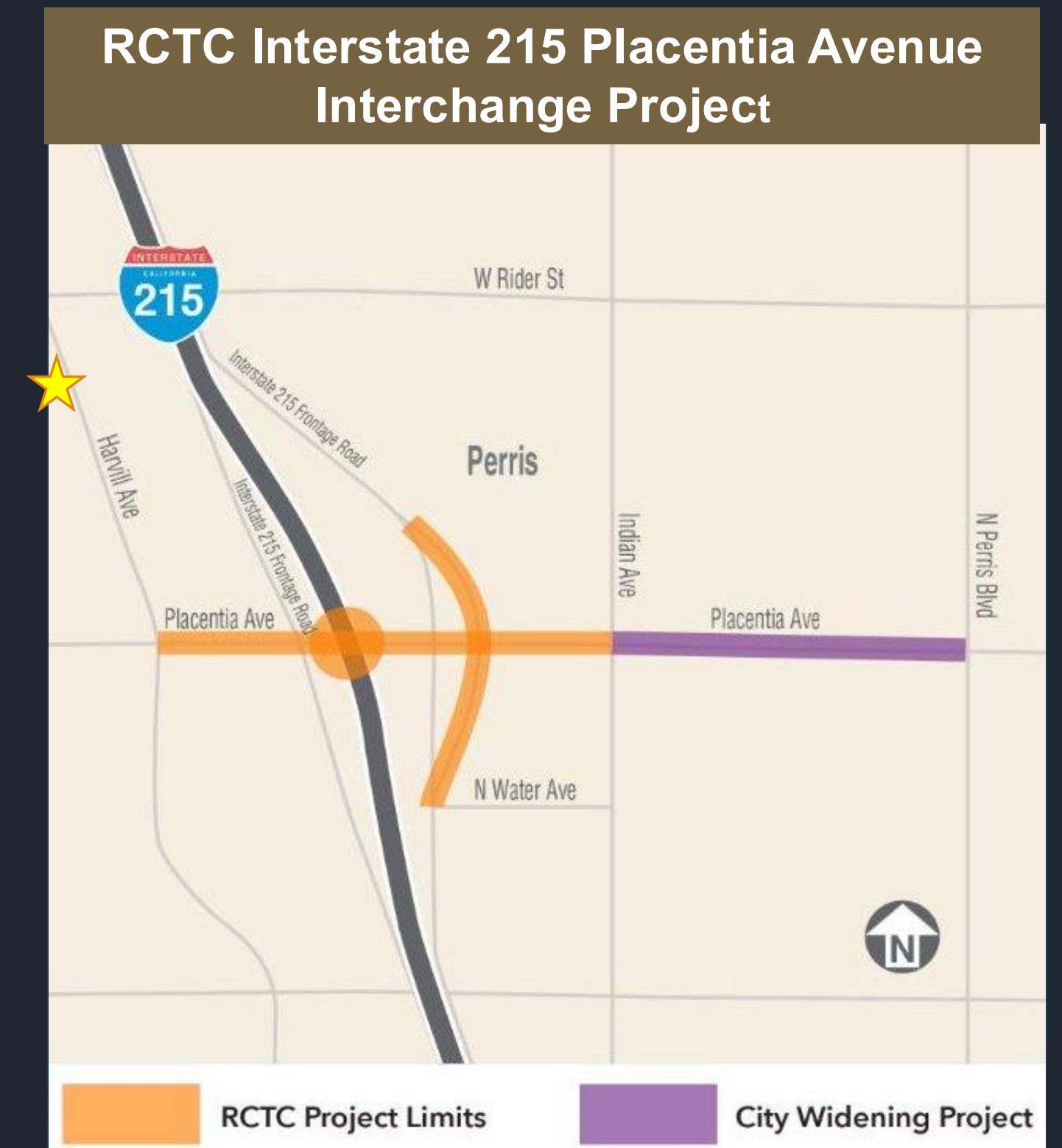


Located Along Transportation Routes

VICINITY TO I-215

The project site is strategically located along Interstate 215

- 0.5 miles from Placentia I-215 ramps - completed in 2022
- 1.2 miles from Cajalco Expressway I-215 ramps



Project Improvements

GIVING BACK

- Commitment to give back to the community through donations to local non-profits
- Payment of approximately \$1.2 million in development impact fees
- Will bring approximately 350 jobs to the community

STREET AND UTILITY IMPROVEMENTS

- Roadway improvements to enhance pedestrian and vehicular safety
- Storm drains
- Water
- Sewer
- Streetlights

GOOD NEIGHBOR POLICY

- Compliance with County's Good Neighbor Policy
- Future technical studies and environmental analysis

