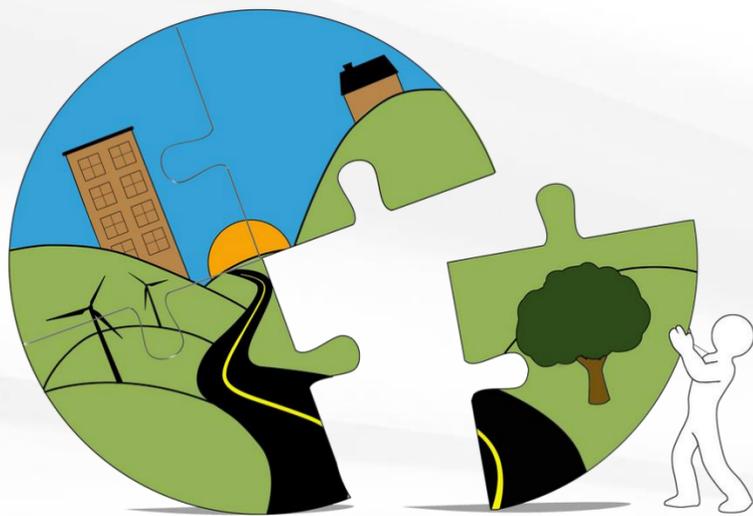


# Foundation Component General Plan Amendment FC-GPA240042

June 10, 2025



# Request

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

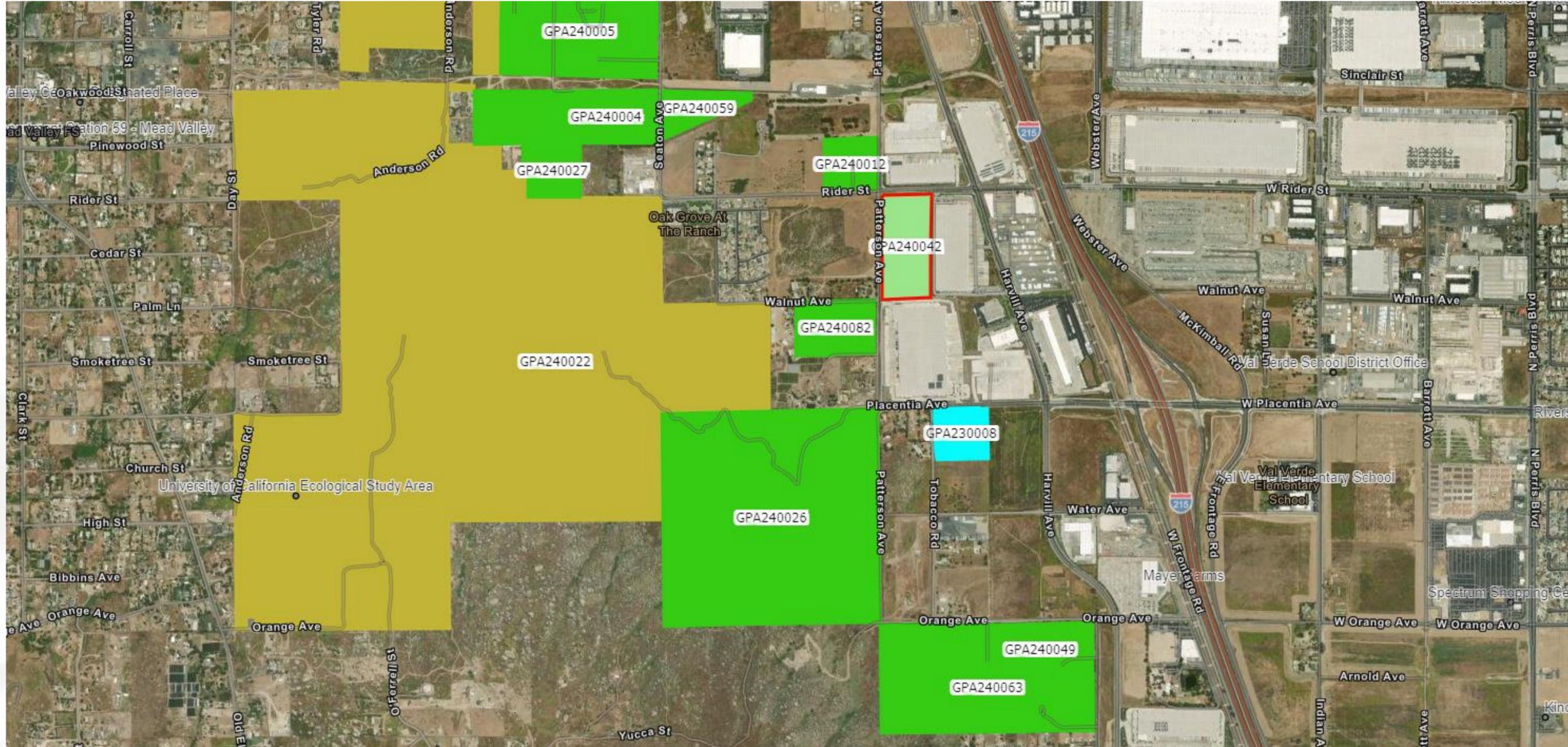
Purpose: Allow for submittal of an application for a speculative ~390,000 sq. ft. industrial building with accessory uses, up to 56 dock doors, and parking for up to 230 vehicles.



# 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.

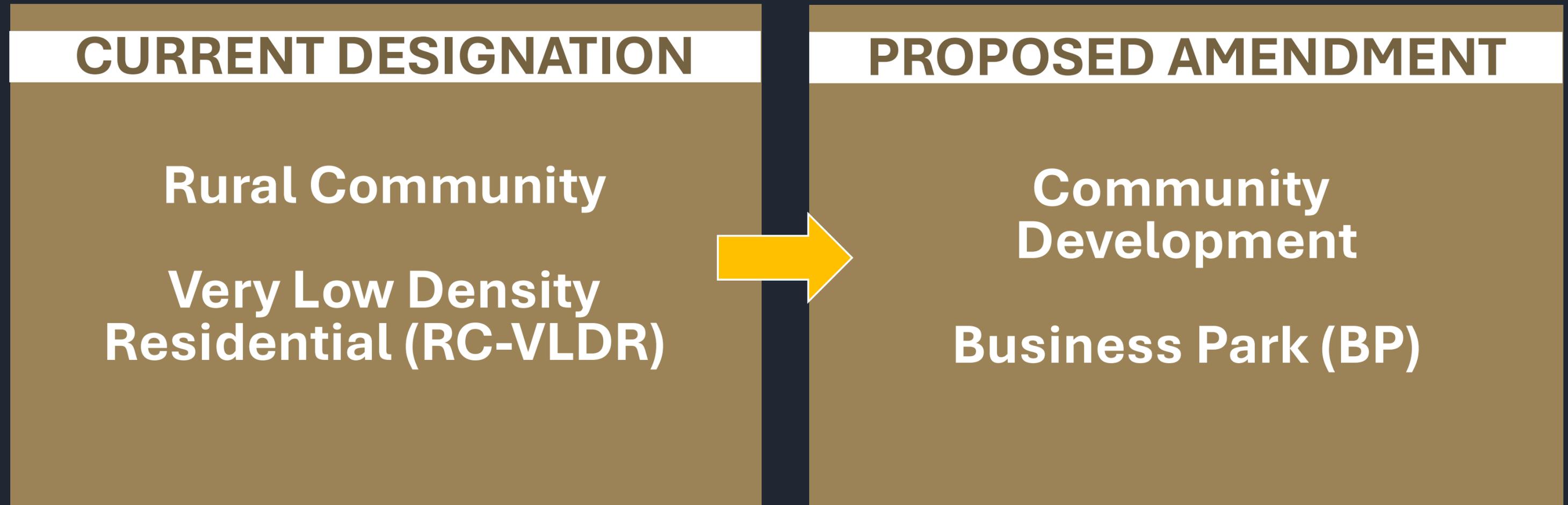


# Foundation Initiation Request GPA240042

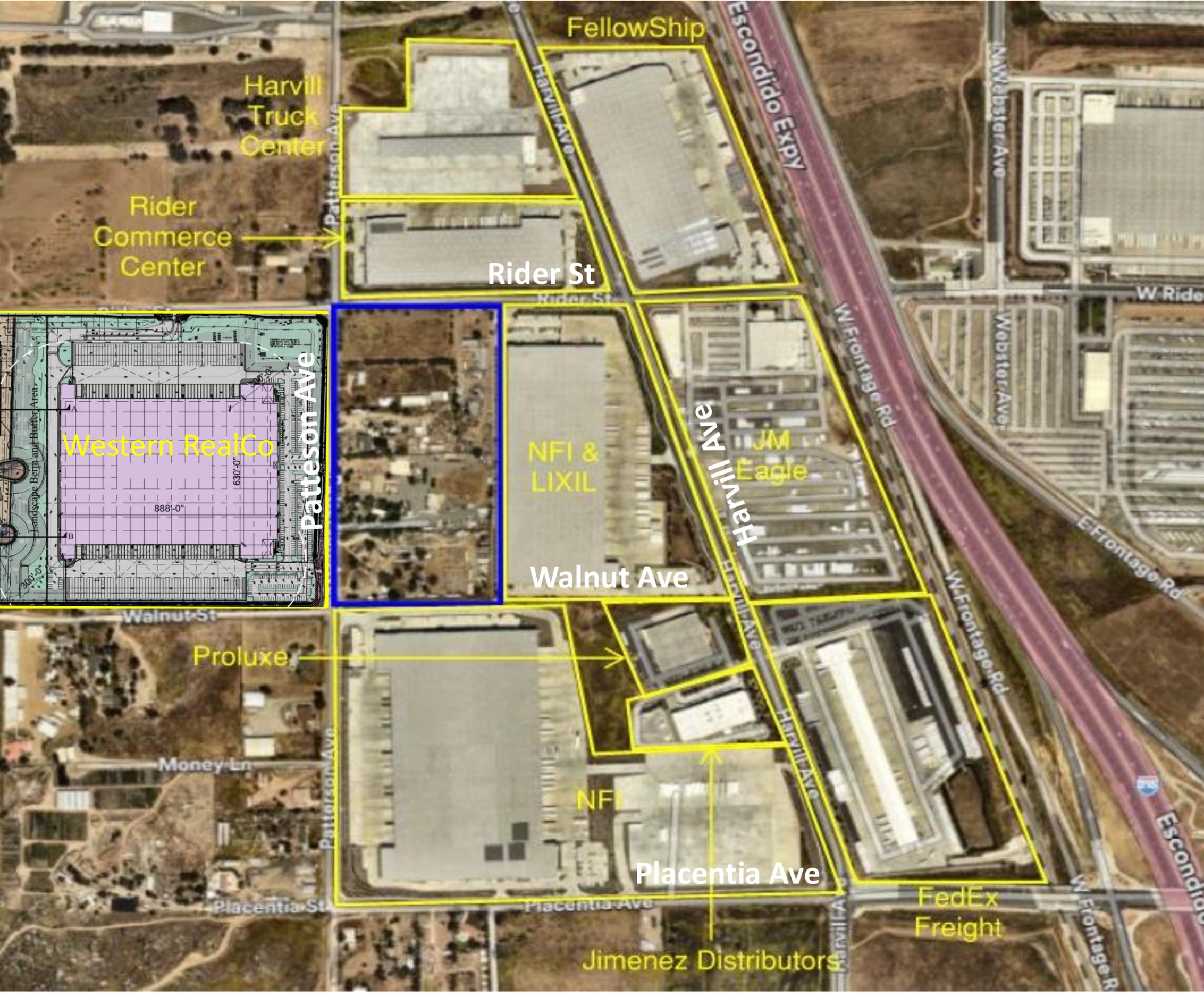
*Board of Supervisors  
June 10, 2025*



# 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

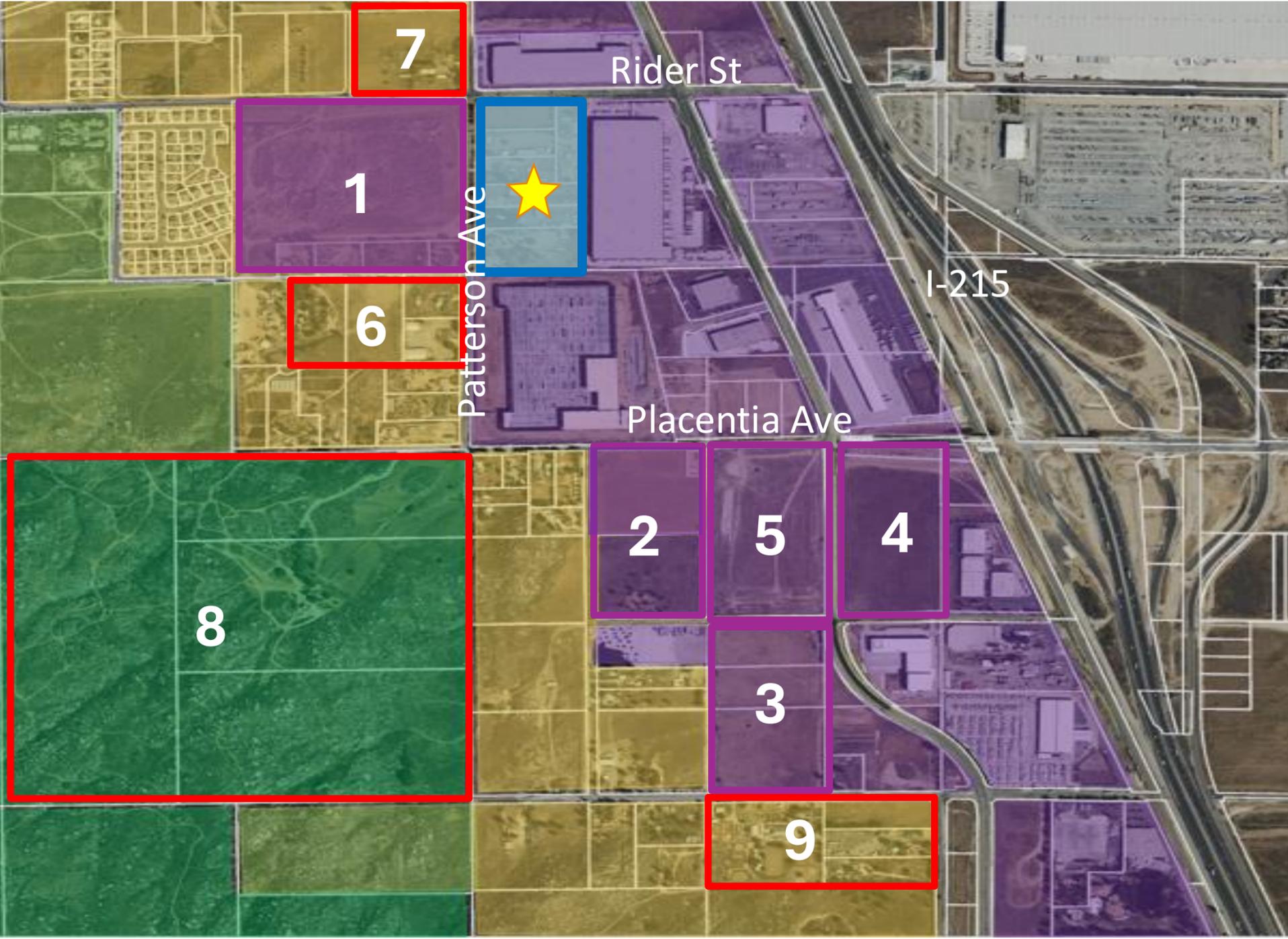
Surrounded by industrial development and nearby initiation applications which propose industrial development

## 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

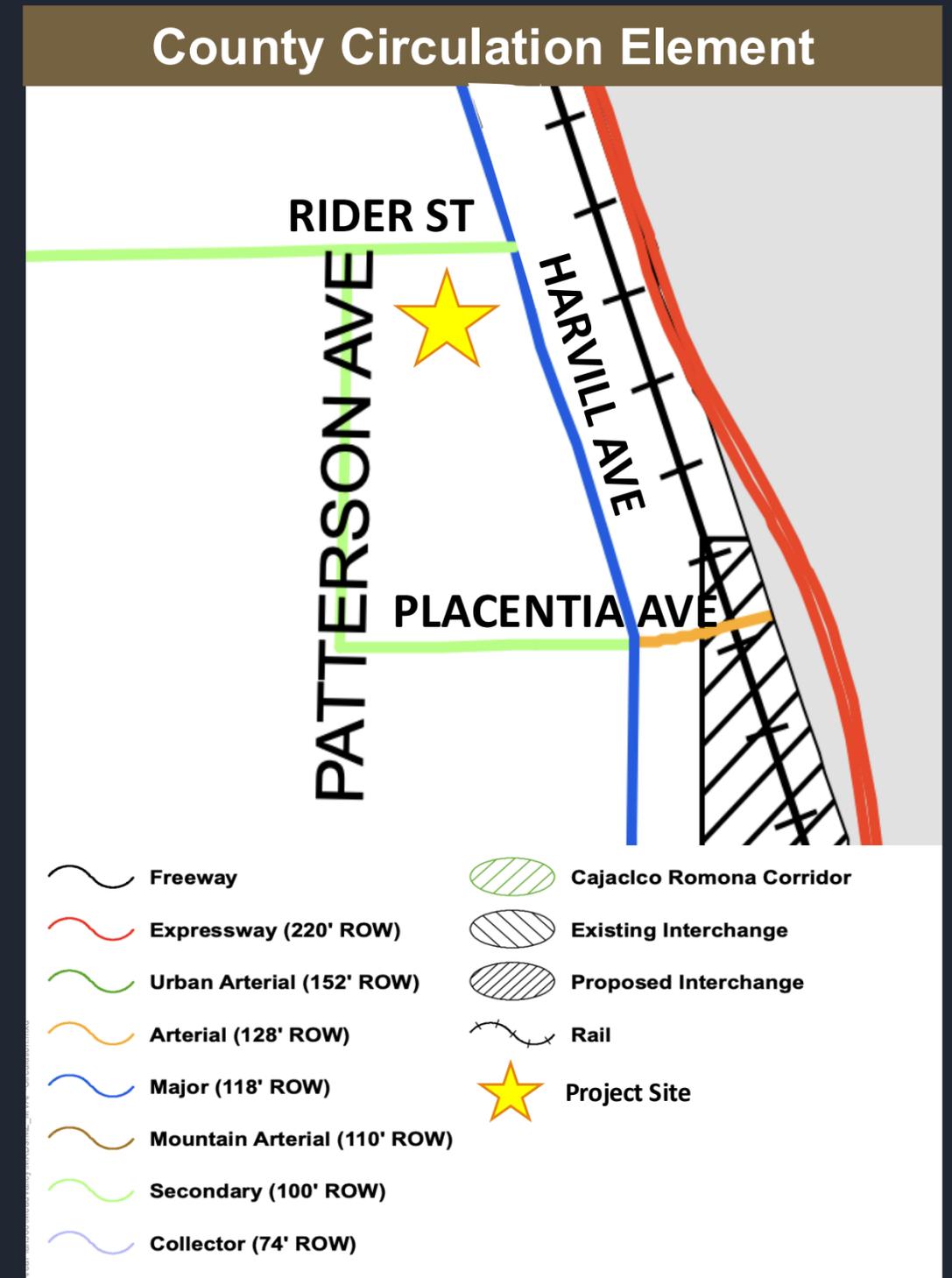
## SURROUNDING STREETS

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.

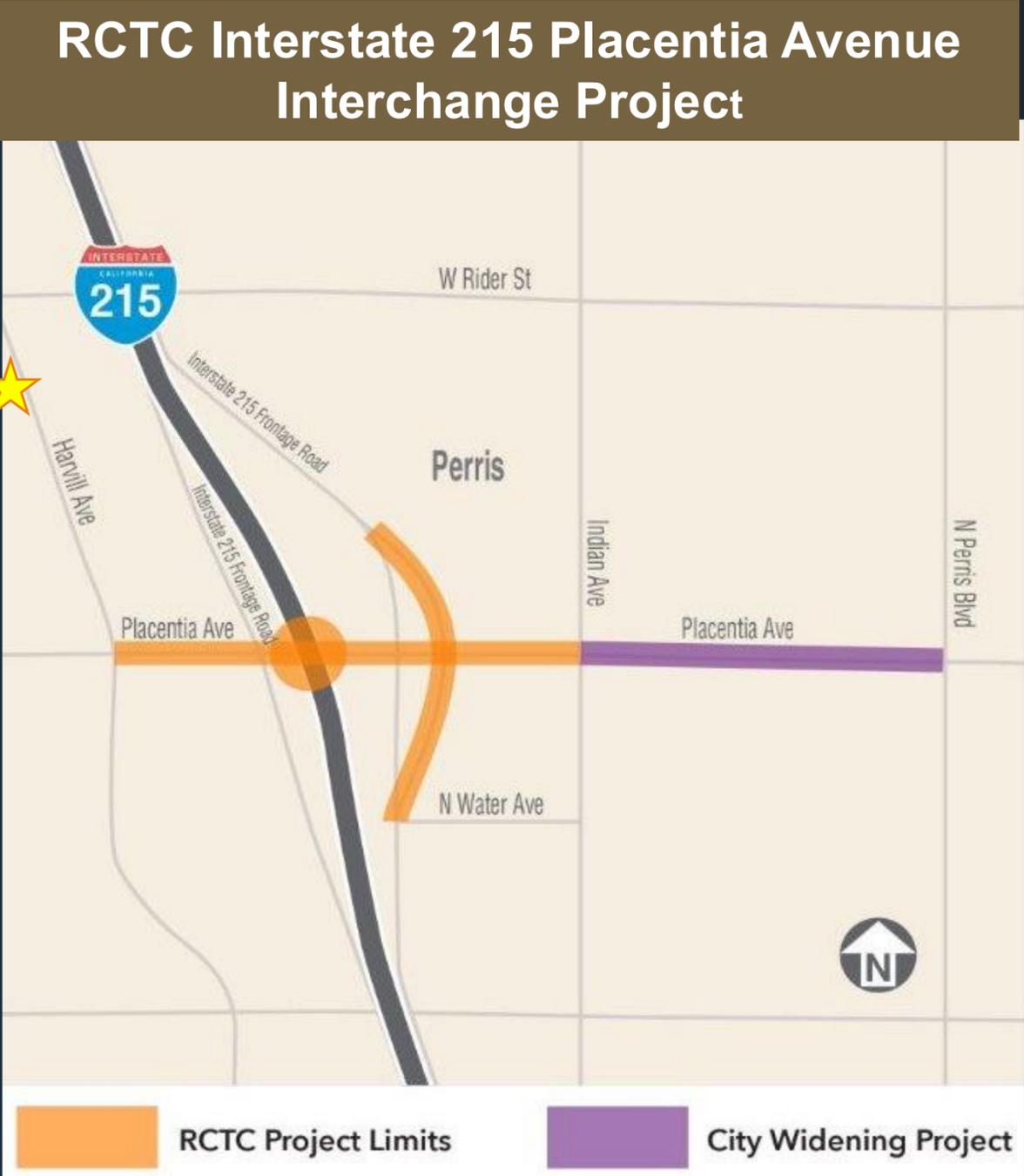


# Located Along Transportation Routes

## 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



★ General Project Location

# 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

