



*Steve Weiss, AICP
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

GENERAL PLAN ADVISORY COMMITTEE RIVERSIDE COUNTY 2016 GENERAL PLAN UPDATE

Meeting Date: Thursday, August 18, 2016

Time: 1:00 p.m. to 5:00 p.m.

**Location: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501**

Members:

Kim Cousins, 1st District

Diana Martin, 1st District

Sandy Isom, 1st District

Baxter Miller, 2nd District

Tony Mize, 2nd District

Debbie Melvin, 2nd District

Hennie Montelone, 3rd District

Howard Rosenthal, 3rd District

Cindi Domenigoni, 3rd District

Ellen Trover, 4th District

Marvin Roos, 4th District

Conner Limont, 4th District

Bob Botts, 5th District

Darcy Kuenzi, 5th District

Eric Kroenke, 5th District

Endangered Habitats League –
Dan Silver

Building Industry Association –
Bill Blankenship

Building Industry Association –
Michael Garrison

Riverside County Farm Bureau –
Paul Cramer

Riverside County Farm Bureau –
Richard Schmid

Desert Valleys Builders Assoc. –
Gretchen Gutierrez

Desert Valleys Builders Assoc. –
James Brownyard

REGULAR MEETING AGENDA:

1. Call to Order Chair
2. GPAC Member Introductions Chair
3. Public Meeting Items Chair

- 3.1 **GENERAL PLAN AMENDMENT NO. 1167 (Foundation and Entitlement/Policy)** – APPLICANT: Beresford Properties, LLC – ENGINEER/REPRESENTATIVE: Environmental Science Associates – First Supervisorial District – Southwest Area Plan – Santa Rosa Plateau Policy Area and Walker Basin Policy Area – Rancho California Zoning Area – ZONE: Residential Agriculture (R-A-5) and Open Area Combining Zone-Residential Development (R-5) – LOCATION: East of Carancho Road, North of Calle Nuevo, west of El Chaval Place, and south of Calle Capistrada – PROJECT SIZE: 573 gross acres – **REQUEST:** Proposal to amend a portion of the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan, on 29 parcels, totaling approximately 573 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 935-370-005, 935-370-007, 935-370-008, 935-370-009, 935-370-010, 935-370-011, 935-370-012, 935-370-013, 935-370-014, 935-370-015, 935-370-016, 935-370-017, 935-370-018, 935-370-019, 935-370-020, 935-370-021, 935-370-022, 935-370-023, 935-370-024, 935-370-025, 935-370-026, 935-370-027, 935-370-028, 935-370-029, 935-370-030, 935-370-031, 935-370-032, 935-370-033, and 935-370-034.
- 3.2 **GENERAL PLAN AMENDMENT NO. 1169 (Foundation and Entitlement/Policy)** – APPLICANT: Summit Land Partners, LLC – ENGINEER/REPRESENTATIVE: Stantec – First Supervisorial District – Elsinore Area Plan – Temescal Zoning District – ZONE: Natural Assets (NA), Watercourse, Watershed, and Conservation Areas (W-1), and Rural Residential (R-R) – LOCATION: Generally located North of I-15, east of Canyon Circle, and surrounding Corona Lake – PROJECT SIZE: 548 gross acres – **REQUEST:** Proposal to amend and reconfigure portions of the project site’s General Plan Foundation Components from Open Space (OS) and Rural (RUR) to Community Development (CD) and amend its Land Use Designations from Rural (RUR) and Rural Residential (RR) to Conservation (C), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 13 parcels, totaling 548 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 391-040-003, 391-050-002, 391-050-003, 391-050-007, 391-050-008, 391-060-002, 391-060-018, 391-060-020, 391-060-022, 391-070-006, 391-070-007, 391-070-008, and 391-070-009
- 3.3 **GENERAL PLAN AMENDMENT NO. 1172 (Foundation and Entitlement/Policy)** – APPLICANT: Martin Caputo – ENGINEER/REPRESENTATIVE: Blaine Womer – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – ZONE: Residential-Agriculture (R-A) – Location: Northerly of Van Buren Boulevard, southerly of Iris Avenue, easterly of Gamble, and westerly of Chicago Avenue – PROJECT SIZE: 1.87 gross acres – **REQUEST:** Proposal to amend the project site’s Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on one parcel, totaling 1.87 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 274-120-026

- 3.4 **GENERAL PLAN AMENDMENT NO. 1173 (Foundation and Entitlement/Policy)** – APPLICANT: Trammell Crow – ENGINEER/REPRESENTATIVE: David Evans and Associates, Inc. – First Supervisorial District – Mead Valley Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) – LOCATION: Generally located east of Day Street, north of Nance Street, west of Decker Road, and south of Oleander Avenue – PROJECT SIZE: 19.16 gross acres – **REQUEST:** Proposal to amend a 4.2 acre portion of the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1 acre minimum) to Light Industrial (LI), on one parcel, totaling 19.16 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 314-020-019
- 3.5 **GENERAL PLAN AMENDMENT NO. 1175 (Foundation and Entitlement/Policy)** – Applicant: Bob Brady – Representative: Bob Brady – First Supervisorial District – Mead Valley Area Plan – Good Hope Zoning Area – Zoning: R-R (Rural Residential) - Location: North of Highway 74, South of Mountain Avenue, East of Betty Road, and west of Marie Street – 6.59 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Light Industrial (LI), on two parcels, totaling 6.59 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 342-120-051 and 342-120-038
- 3.6 **GENERAL PLAN AMENDMENT NO. 1185 (Foundation and Entitlement/Policy)** – APPLICANT: Goco Hospitality California, Inc. – ENGINEER/REPRESENTATIVE: T&B Planning – First Supervisorial District – Temescal Valley Area Plan – Glen Ivy Zoning Area – ZONE: Controlled Development (W-2) and (W-2-10), One-Family Dwellings (R-1), General Commercial (C-1/C-P), and Mineral Resources & Related Manufacturing (M-R-A) – LOCATION: Generally located southwest of I-15 Freeway, south of Glen Ivy Road, and northeast of the Cleveland National Forest – PROJECT SIZE: 82.5 gross acres – **REQUEST:** Proposal to reconfigure the project site’s General Plan Land Use Designations of Commercial Tourist (CT), Low Density Residential (LDR), and Rural Mountainous (RM) for the purpose of establishing a Specific Plan over the Glen Ivy Hot Springs Resort, on six parcels, totaling 82.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 290-040-033, 290-040-034, 290-040-073, 290-040-074, 290-090-025, and 290-090-026.
- 3.7 **GENERAL PLAN AMENDMENT NO. 1189 (Foundation and Entitlement/Policy)** – APPLICANT: Sam Chebeir – ENGINEER/REPRESENTATIVE: Albert A. Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Light Agriculture (A-1-5) and Residential Agriculture (R-A-1) – LOCATION: North of Cajalco Road, West of La Sierra, south of Tin Mine Road, and east of Eagle Canyon Road – PROJECT SIZE: 36 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation Habitat (CH) to Commercial Retail (CR) and Low Density Residential (LDR), on two parcels, totaling 36 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 278-210-016, 278-210-022.
- 3.8 **GENERAL PLAN AMENDMENT NO. 1192 (Foundation and Entitlement/Policy)** – APPLICANT: Christian Singletary – ENGINEER/REPRESENTATIVE: Steve Sommers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Residential Agricultural (R-A-5) – LOCATION: Generally located northeast of Van Buren Boulevard, east of Firethorn Avenue, and west of Regency Ranch Road – PROJECT SIZE: 10.3 gross acres – **REQUEST:** Proposal to amend the

project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels, totaling 10.3 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 271-040-043, 271-040-044, and 271-110-011.

- 3.9 **GENERAL PLAN AMENDMENT NO. 1193 (Foundation and Entitlement/Policy)** – APPLICANT: Edward L. Wright – ENGINEER/REPRESENTATIVE: Bratene Construction & Engineering – First Supervisorial District – Elsinore Area Plan – Cleveland Zoning Area – ZONE: Rural Residential (R-R) – LOCATION: Generally located north of Saint Gallen Way, west of Calle De Lobo, south of Cleveland National Forest, and east of Calle De Companero – PROJECT SIZE: 57.12 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Rural (R) and amend its Land Use Designation from Rural (RUR) to Rural Residential (RR), on one parcel, totaling 57.12 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 901-180-003.
- 3.10 **GENERAL PLAN AMENDMENT NO. 1196 (Foundation and Entitlement/Policy)** – APPLICANT: Jeff Chung – ENGINEER/REPRESENTATIVE: Albert A Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cajalco Wood – LOCATION: South of Markham Street, east of Wood Road, west of Luck Lane, and north of Cajalco Road – PROJECT SIZE: 238.5 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Medium Density Residential, on 14 parcels, totaling 238.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 321-090-004, 321-090-007 321-090-008, 321-090-009, 321-090-026, 321-090-052, 321-100-005, 321-100-011, 321-100-012, 321-100-013, 321-100-014, 321-310-013, 321-320-001, and 321-320-002.
- 3.11 **GENERAL PLAN AMENDMENT NO. 1198 (Foundation and Entitlement/Policy)** – APPLICANT: Shree Properties, Inc. – ENGINEER/REPRESENTATIVE: Jason Verrips – First Supervisorial District – Mead Valley Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) – LOCATION: North of Oakwood Street, South of Cajalco Expressway, east of Tyler Road, and west of Seaton Avenue – PROJECT SIZE: 23 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on one parcel, totaling 23 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 317-060-037.
- 3.12 **GENERAL PLAN AMENDMENT NO. 1200 (Foundation and Entitlement/Policy)** – APPLICANT: Irene and Johnnie Frakes – ENGINEER/REPRESENTATIVE: Irene and Johnnie Frakes – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – ZONE: Residential Agricultural (R-A) – LOCATION: North of Krameria Avenue, South of Van Buren Boulevard, west of Porter Avenue, and east of Gardner Avenue – PROJECT SIZE: 1.91 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Light Industrial (LI), on one parcel, totaling 1.91 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN:274-070-003.

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| 4. GPAC Members and Staff Announcements | Chair |
| 5. Public Comments | Chair |
| 6. Adjournment | Chair |