



*Steve Weiss, AICP
Planning Director*

RIVERSIDE COUNTY PLANNING DEPARTMENT

GENERAL PLAN ADVISORY COMMITTEE RIVERSIDE COUNTY 2016 GENERAL PLAN UPDATE

Meeting Date: Thursday, August 25, 2016

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

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

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



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REGULAR MEETING AGENDA:

1. Call to Order and Self Introductions Staff
 - 1.1 Chair and Vice Chair Nomination/Acceptance Staff
 - 1.2 GPAC Ground Rules Acceptance Chair
 - 1.3 Minutes Approval Chair
 - 1.4 Agenda Availability Staff
2. GPAC Members and Staff Announcements Chair/Staff
3. Public Meeting Items Chair
 - 3.1 **GENERAL PLAN AMENDMENT NO. 1176 (Foundation and Entitlement/Policy) –**
APPLICANT: Sisters of the Company of Mary Our Lady –
ENGINEER/REPRESENTATIVE: MDMG – Third Supervisorial District – Southwest Area
Plan – Rancho California Zoning Area – ZONE: Residential Agriculture-2½ Acre Minimum
(R-A-2 ½) – LOCATION: Northerly of Avenida Lestonnac, southerly of Rancho California
Road, easterly of Avenita Olgita, and westerly of Avenida Bordeaux – PROJECT SIZE:
17.07 gross acres – REQUEST: Proposal to remove an existing K-8 private school from
the boundaries of the Temecula Valley Wine Country Policy Area – Residential District, on
one parcel, totaling 17.07 gross acres – PROJECT PLANNER: John Hildebrand at (951)
955-1888 or email jhildebr@rctlma.org – APN: 951-030-055
 - 3.2 **GENERAL PLAN AMENDMENT NO. 1177 (Foundation and Entitlement/Policy) –**
APPLICANT: Front Street Architects, LLP – ENGINEER/REPRESENTATIVE: Front Street
Architects, LLP – Third Supervisorial District – REMAP Area Plan – Anza Zoning Area –
ZONE: Rural Residential-2 ½ Acre Minimum (R-R-2 ½) – LOCATION: Northerly of
Wellman Road, southerly of Highway 371, easterly of Kirby Road, and westerly of Rolling
Hills – PROJECT SIZE: 7.74 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 Estate Density Residential (EDR) to
Commercial Retail (CR), on one parcel, totaling 7.74 gross acres – PROJECT PLANNER:
John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 575-140-023.
 - 3.3 **GENERAL PLAN AMENDMENT NO. 1181 (Foundation and Entitlement/Policy) –**
APPLICANT: Trip Hord Associates – ENGINEER/REPRESENTATIVE: McKeever
Engineering – Third Supervisorial District – Harvest Valley/Winchester Area Plan –

Winchester Zoning Area – ZONE: Heavy Agriculture (A-2) (10 acre minimum) – LOCATION: Generally located north of Stowe Road, east of Richmond Road, south of Stetson Avenue, and west of Stueber Lane – PROJECT SIZE: 99 gross acres – **REQUEST:** Proposal to amend the parcel's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land use Designation from Estate Density Residential (EDR) to Medium Density Residential (MDR), totaling 99 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 721-170-004

- 3.4 **GENERAL PLAN AMENDMENT NO. 1184 (Foundation and Entitlement/Policy)** – APPLICANT: KGK Riverside Properties – ENGINEER/REPRESENTATIVE: MDMG, Inc. – Third Supervisorial District – Sun City/Menifee Valley Area Plan – Winchester Zoning Area – ZONE: Light Agriculture (A-1-5) – POLICY AREAS: Estate Density Residential & Rural Residential and Highway 79 – LOCATION: Generally located north of Scott Road, south of Wickerd Road, and west of Leon Road – PROJECT SIZE: 39.09 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR) and remove the project site from the Estate Density Residential & Rural Residential Policy Area, on one parcel, totaling 39.09 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 466-220-027
- 3.5 **GENERAL PLAN AMENDMENT NO. 1186 (Foundation and Entitlement/Policy)** – APPLICANT: Dream House USA, LLC – ENGINEER/REPRESENTATIVE: Matthew Fagan Consulting – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Rural Residential (R-R) POLICY AREA: Highway 79 – LOCATION: Generally located north of Vino Way, south of Buck Road, east of Pouroy Road, and west of Anza Road – PROJECT SIZE: 145.63 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 Estate Density Residential (EDR), on eight parcels, totaling 145.63 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 964-150-003, 964-150-004, 964-150-005, 964-150-006, 964-150-007, 964-150-008, 964-150-009, and 964-180-015.
- 3.6 **GENERAL PLAN AMENDMENT NO. 1187 (Foundation and Entitlement/Policy)** – APPLICANT: Londen Land Company, LLC – ENGINEER/REPRESENTATIVE: NV5, Bill Warner – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Light Agriculture (A-1-5) – Location: North of Mazoe Street, south of Auld Road, east of Dickson Path, and west of Maddalena Road – PROJECT SIZE: 14.48 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR), on three parcels, totaling 14.48 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 964-050-008, 964-050-009, and 964-050-012
- 3.7 **GENERAL PLAN AMENDMENT NO. 1191 (Foundation and Entitlement/Policy)** – APPLICANT: EMS Storage, LLC – ENGINEER/REPRESENTATIVE: Dave Jeffers Consulting – Third Supervisorial District – Southwest Area Plan – French Valley Zoning Area - ZONE: Rural Residential (R-R) – POLICY AREAS: Highway 79 and Leon Keller – LOCATION: Generally located north of Aaron Road, south of Scott Road, east of Leon Road, and west of Fowler Drive – PROJECT SIZE: 2.49 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 Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 472-060-006.

- 3.8 GENERAL PLAN AMENDMENT NO. 1194 (Foundation and Entitlement/Policy) – APPLICANT:** MDMG, Inc. – **ENGINEER/REPRESENTATIVE:** MDMG, Inc. – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – **ZONE:** Manufacturing – Service Commercial (M-SC) and Rural Residential (R-R) – **LOCATION:** Generally located northeast of Interstate 15 Freeway, west of Sparta Lane, and east of Rainbow Canyon Road, and south of City of Temecula within the Rainbow Canyon Community – **PROJECT SIZE:** 36.70 gross acres – **REQUEST:** Proposal to amend a portion of the project site’s General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Mountainous (RM) to Light Industrial (LI), on one parcel, totaling 36.70 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 918-140-012.
- 3.9 GENERAL PLAN AMENDMENT NO. 1197 (Foundation and Entitlement/Policy) – APPLICANT:** SFT Realty Galway Downs, LLC. – **ENGINEER/REPRESENTATIVE:** Michael Newcomb – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – **ZONE:** Rural Residential (R-R), and Wine Country-Equestrian (WC-E) – **LOCATION:** Generally located south of De Portala Road, east of Los Caballos Road and west of Pauba Road – **PROJECT SIZE:** 238.5 gross acres – **REQUEST:** Proposal to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and establish them in the Temecula Valley Wine Country – Winery District Policy Area and establish the fifth parcel, which exists outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on 5 parcels, totaling 238.5 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 917-110-014, 927-180-002, 927-580-003, 927-580-004, and 927-580-005.
- 3.10 GENERAL PLAN AMENDMENT NO. 1202 (Foundation and Entitlement/Policy) – APPLICANT:** Koll Custom Homes, Inc. – **ENGINEER/REPRESENTATIVE:** Love Engineering – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – **ZONE:** Citrus Vineyard (C/V-10) – **LOCATION:** Generally located north of Los Nogales Road, south of Monte de Oro Road, west of Camino del Vino, and east of Anza Road – **PROJECT SIZE:** 48.52 gross acres – **REQUEST:** Proposal to remove the project site from the Temecula Valley Wine Country – Wine District Policy Area and establish in the Temecula Valley Wine County – Residential District Policy Area, on one parcel, totaling 48.52 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 927-450-002.
- 3.11 GENERAL PLAN AMENDMENT NO. 1174 (Foundation and Entitlement/Policy) – APPLICANT:** Pinecrest Badger Association, LLC – **ENGINEER/REPRESENTATIVE:** KWC Engineers – Second Supervisorial District – Temescal Canyon Area Plan – West Corona Zoning Area – **ZONE:** One-Family Dwellings (R1) – **LOCATION:** Generally located South of 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course – **PROJECT SIZE:** 82 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 Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APN: 102-050-003, 102-050-004, 102-050-005, 102-050-006, 102-050-008, 102-112-008, 102-113-015, 102-160-003, 102-192-017, 102-203-006, and 102-203-007

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| 4. Next GPAC Meeting Announcement | Chair |
| 5. Public Comments on Items not on Agenda | Chair |
| 6. Adjournment | Chair |