



# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

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**Foundation GPA No.:** 1181  
**Supervisory District:** Third  
**Area Plan:** Harvest Valley/Winchester  
**Zoning Area/District:** Winchester Area  
**Property Owner(s):** Stonegate Land Owner, LLC  
**Project Representative(s):** Trip Hord Associates

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**PROJECT DESCRIPTION:** 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) (2 acre minimum) to Medium Density Residential (MDR) (2 – 5 dwelling units per acre), on one parcel, totaling 99 gross acres.

**LOCATION:** Generally located north of Stowe Road, east of Richmond Road, south of Stetson Avenue, and west of Stueber Lane.

**PROJECT APN:** 465-060-005

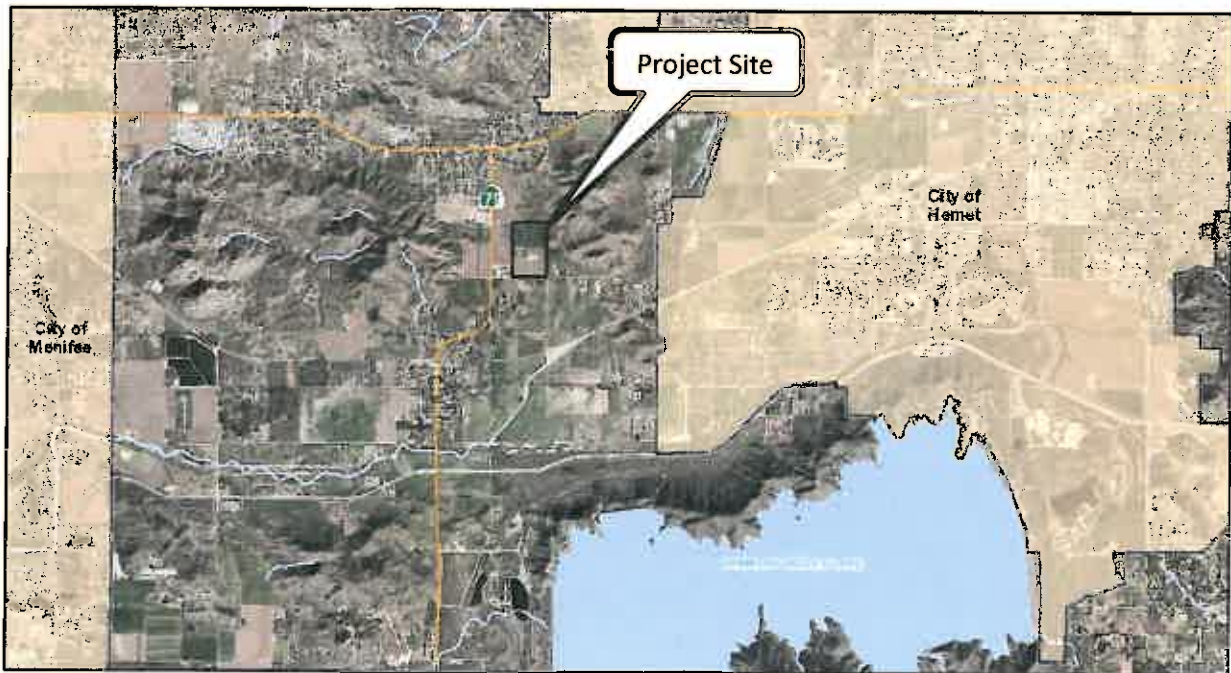


Figure 1: Project Location Map

**PROJECT DETAILS:** This project is a General Plan Amendment to change the site's 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), on one parcel, totaling 99 gross acres. This project does not include any accompanying implementing plan.

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:** The proposed FGPA was previously filed as GPA 1001. The project area has been reduced from 150 acres to approximately 99 acres. Land use policy changes in surrounding land use designations include the adoption of GPA 943 from RC-EDR to CD-MDR/CR immediately to the west and GPA 973 from RC-EDR to CD-BP to the southeast. The designation of Alternative 1BR for the Highway 79 freeway corridor along the easterly project boundary is a special circumstance that was not considered in the adoption of the 2003 RCIP.

The proposed general plan amendment coincides with the County's proposed changes of the parcel to Community Development – Medium High Density Residential (CD-MHDR) and Community Development – Medium Density Residential (CD-MDR). The county will defer to the property owner to make the proposed changes as these changes match the vision preferred by residents of the area and the County. The revision from GPA 1001 removes land that was indicated as an obstacle by the Board of Supervisors.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	99.09
Number of Parcels:	1
Sphere of Influence:	No
Policy Area:	Yes – Highway 79 Policy Area
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Rural Community (RC)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Estate Density Residential (EDR)
Proposed General Plan Land Use:	Medium Density Residential (MDR)
<b>Surrounding General Plan Land Use</b>	
North:	Medium Density Residential (MDR)
East:	Estate Density Residential (EDR)
South:	Rural Residential (RR)
West:	Estate Density Residential (EDR)
Existing Zoning Classification:	A-2-10 (Heavy Agricultural)
Change of Zone Required:	Yes

<b>Surrounding Zoning Classification</b>	
North:	A-1-10 (Light Agricultural) A-2-10 (Heavy Agricultural)
East:	A-1-2½ (Light Agricultural) A-2-10 (Heavy Agricultural)
South:	A-1-5 (Light Agricultural)
West:	A-1-10 (Light Agricultural)
Existing Development and Use:	Vacant and Agricultural uses
<b>Surrounding Development and Use</b>	
North:	Agricultural
East:	Vacant & Residential
South:	Agricultural & Residential
West:	Commercial, Residential, & Agricultural

**Environmental Information:**

WRCMSHCP Criteria Cell:	<p>GPA01181 is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within a MSHCP Criteria Cell. The MSHCP does not describe conservation outside of Criteria Cells. Conservation may be required outside of Criteria Cells for species that are not adequately covered by the MSHCP or species whose conservation objectives have not been met.</p> <p>All projects within the MSHCP Plan Area must be in compliance with the MSHCP. Biological documents for the GPA area are currently under review as part of the analysis for TR36504. Further biological analysis and studies may be required prior to the approval of any projects within the GPA area.</p>
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Yes – Majority Prime Farmland, remaining Other
Fire Hazard Area:	Yes – Vast majority of property Moderate, pocket on north part of parcel High, and approximately 125 foot corridor along east side of parcel very high
Fire Responsibility Area:	State Responsibility
Special Flood Hazard Area:	None
Liquefaction Area:	Yes – Mostly Low, southeasterly triangular quarter of parcel in moderate

Subsidence Area:	Yes – Susceptible
Fault Line:	No – not within a half-mile
Fault Zone:	No – not within a half-mile
Paleontological Sensitivity:	Yes – High B – fossils at or below 4 feet of depth

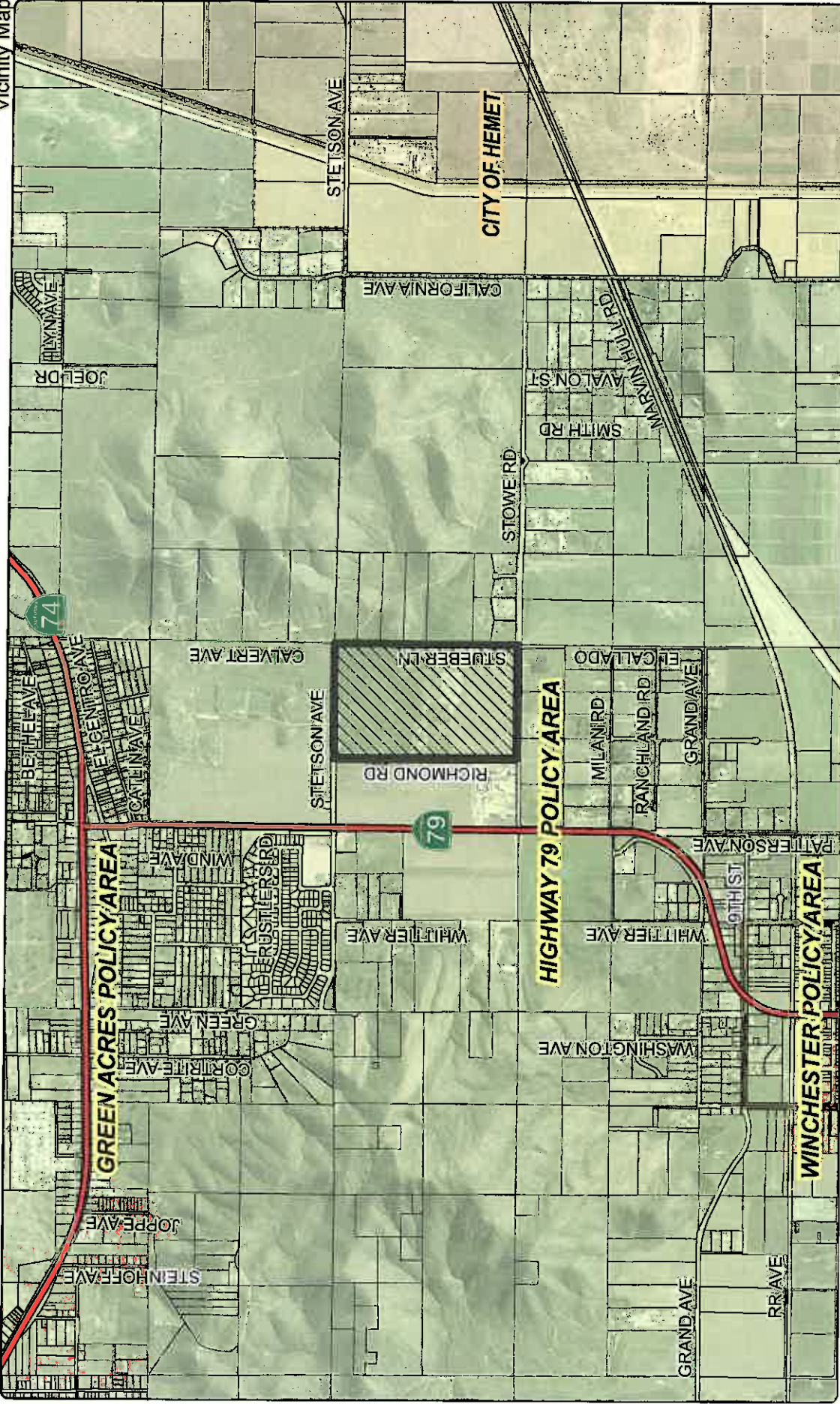
**Utility Information:**

Water Service:	Yes – Eastern Municipal Water District (Verify Service)
Sewer Service:	Yes – Eastern Municipal Water District (Verify Service)

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
GPA01181  
VICINITY/POLICY AREAS**

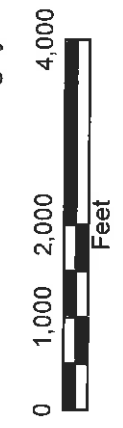
Supervisor: Washington  
District 3

Date Drawn: 07/29/2016  
Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside mapped a new General Plan. The new General Plan requires that all future zoning maps be consistent with the General Plan. The County Planning Department is currently reviewing all existing zoning maps to ensure they are consistent with the General Plan. For further information, please contact the Riverside County Planning Department in Riverside at (951) 955-2200. Western County is its own independent jurisdiction. (Riverside County) 7/29/16

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01181

LAND USE

Supervisor: Washington

District 3

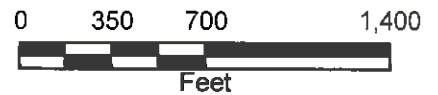
Date Drawn: 07/29/2016

Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

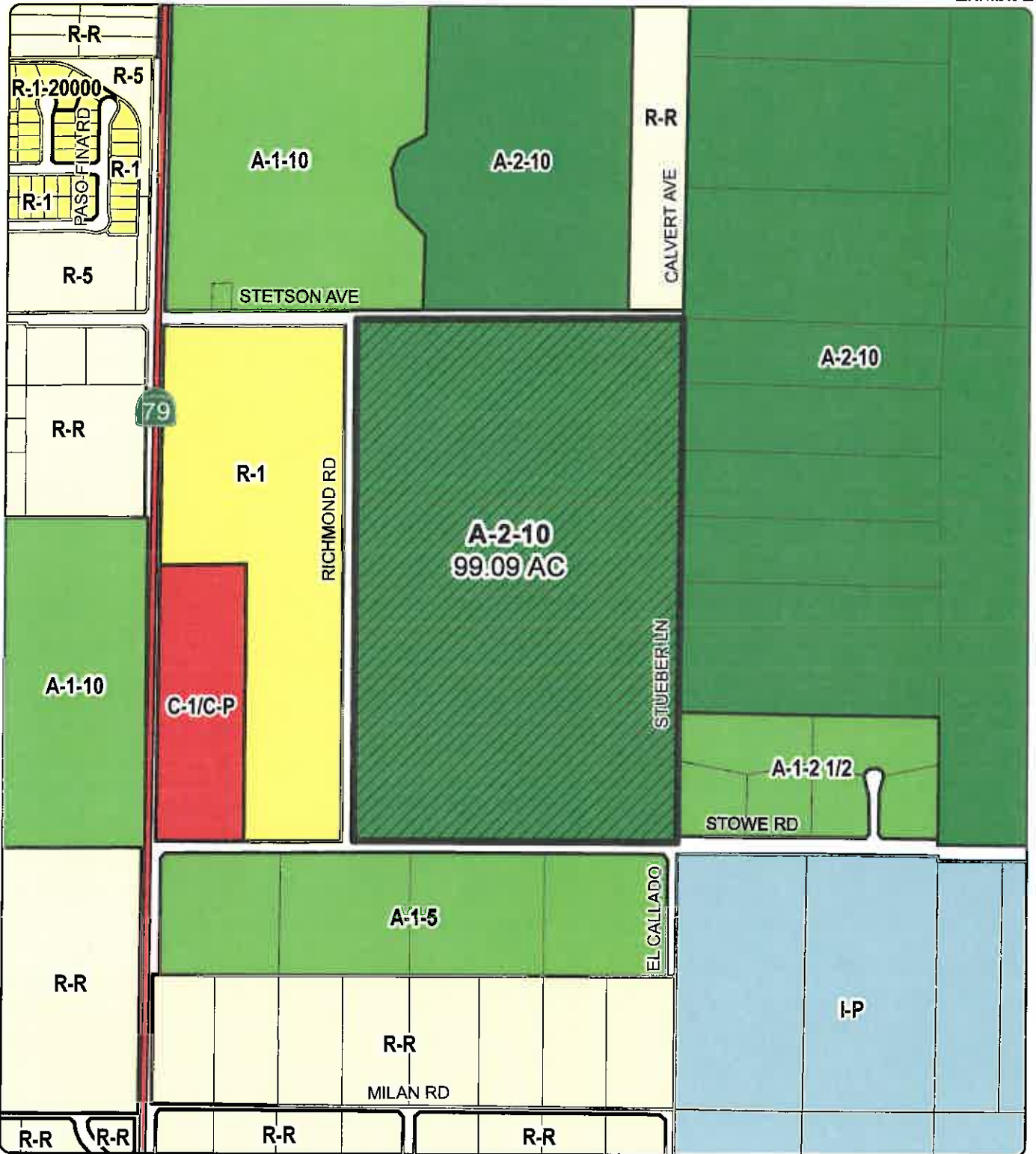
GPA01181

EXISTING ZONING

Supervisor: Washington  
District 3

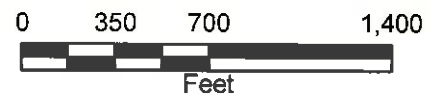
Date Drawn: 07/29/2016

Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

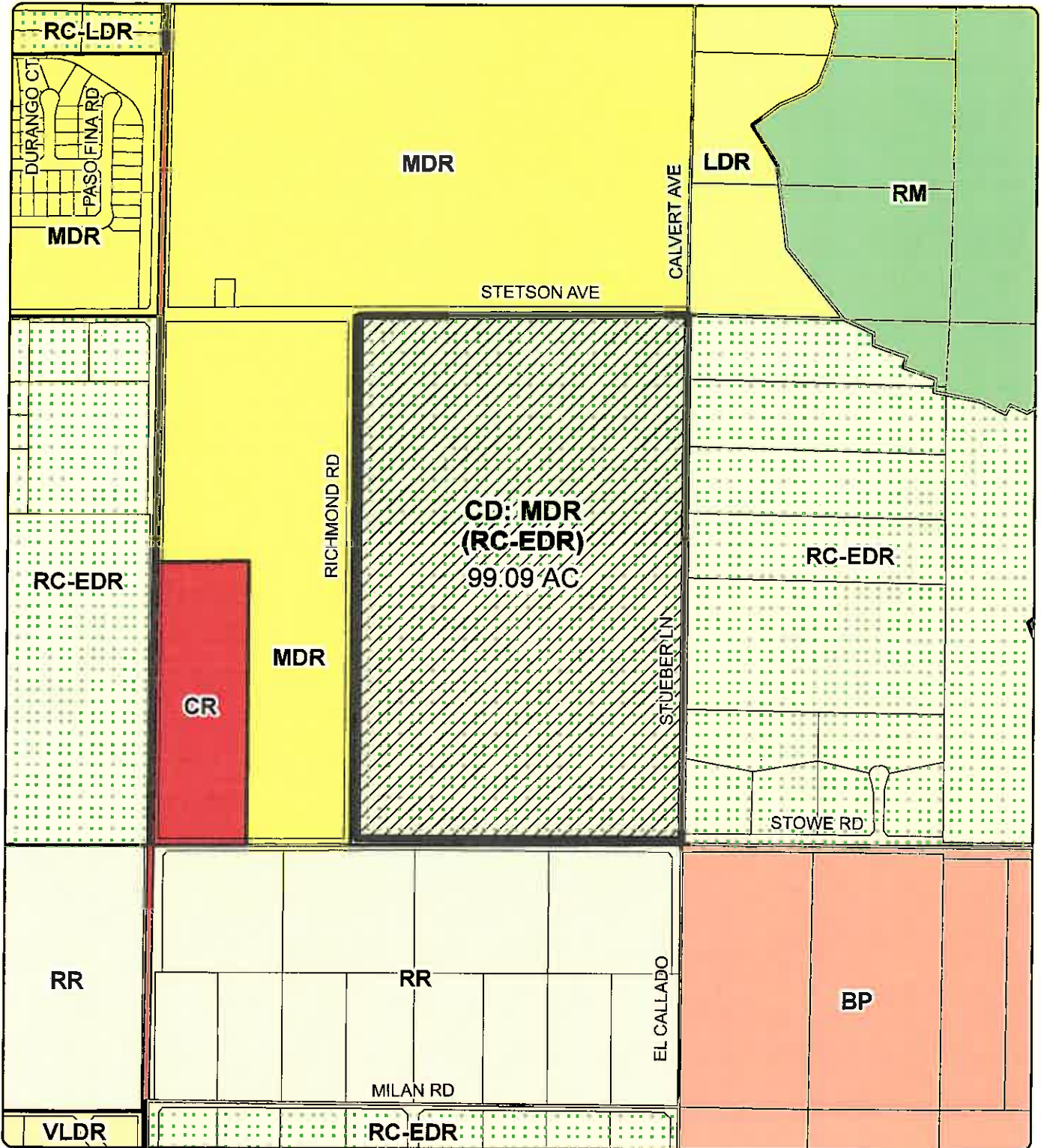
GPA01181

PROPOSED GENERAL PLAN

Supervisor: Washington  
District 3

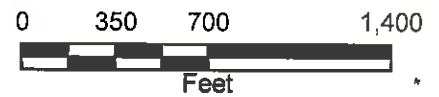
Date Drawn: 07/29/2016

Exhibit 6



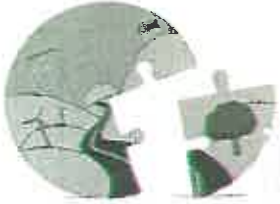
Zoning Area: Winchester

Author: Vinnie Nguyen



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN BPA 01181

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

### I. GENERAL INFORMATION:

#### APPLICATION INFORMATION:

Applicant Name: Trip Hord Associates

Contact Person: Trip Hord E-Mail: ambrosehord@gmail.com

Mailing Address: P.O. Box 1235  
Riverside Street CA 92502  
City State ZIP

Daytime Phone No: ( 951 ) 684-9615 Fax No: (      )

Engineer/Representative Name: McKeever Engineering

Contact Person: Bill McKeever E-Mail: office@wjmckeeverinc.com

Mailing Address: 900 E. Washington Street Ste. 208  
Colton Street CA 92324  
City State ZIP

Daytime Phone No: ( 909 ) 825-8048 Fax No: (      )

Property Owner Name: Stonegate Land Owner, LLC.

Contact Person: Steve Varney E-Mail: steve.varney@lwrep.com

Mailing Address: One Federal Street  
Boston Street MA 02110  
City State ZIP

Daytime Phone No: ( 617 ) 250-7278 Fax No: (      )

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

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Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

Stonegate Land Owner, LLC - John Owens  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

***AUTHORIZATION FOR CONCURRENT FEE TRANSFER***

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 465-060-005

Approximate Gross Acreage: 99.09 Gr. Acres

General location (nearby or cross streets): North of Stowe Rd, South of Stetson Ave., East of Calvert, West of Richmond Rd.

Existing General Plan Foundation Component(s): Rural Community (RC)

Proposed General Plan Foundation Component(s): Community Development (CD)

Existing General Plan Land Use Designation(s): RC-EDR

Proposed General Plan Land Use Designation(s): CD-MDR

General Plan Policy Area(s) (if any): Highway 79

Existing Zoning Classification(s): A-2-10

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

The proposed FGPA was previously filed as GPA 1001. The project area has been reduced from 150 acres to approximately 99 acres. Land use Policy changes in surrounding land use designations include the adoption of GPA 943 from RC-EDR to CD-MDR/CR immediately to the west and GPA 973 from RC-EDR to BP to the southeast. The designation of Alternative 1BR for the Highway 79 freeway corridor along the easterly project boundary is a special circumstance that was not considered in the adoption of the 2003 RCIP.

Are there previous development application(s) filed on the same site: Yes  No

If yes, provide Application No(s). GPA 1001  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide signed copy(ies): \_\_\_\_\_

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	So Cal Edison	XX	
Gas Company	The Gas Company	XX	
Telephone Company	Verizon	XX	
Water Company/District	V EMWD	XX	

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
	Yes	No
Sewer District	XX	

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed)  
[http://webintprod.agency.tlma.co.riverside.ca.us/MMC\\_Viewer/Custom/disclaimer/Default.htm](http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm)

If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)     Trip Hord - THA     Date     May 15, 2016    

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



