



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

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

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

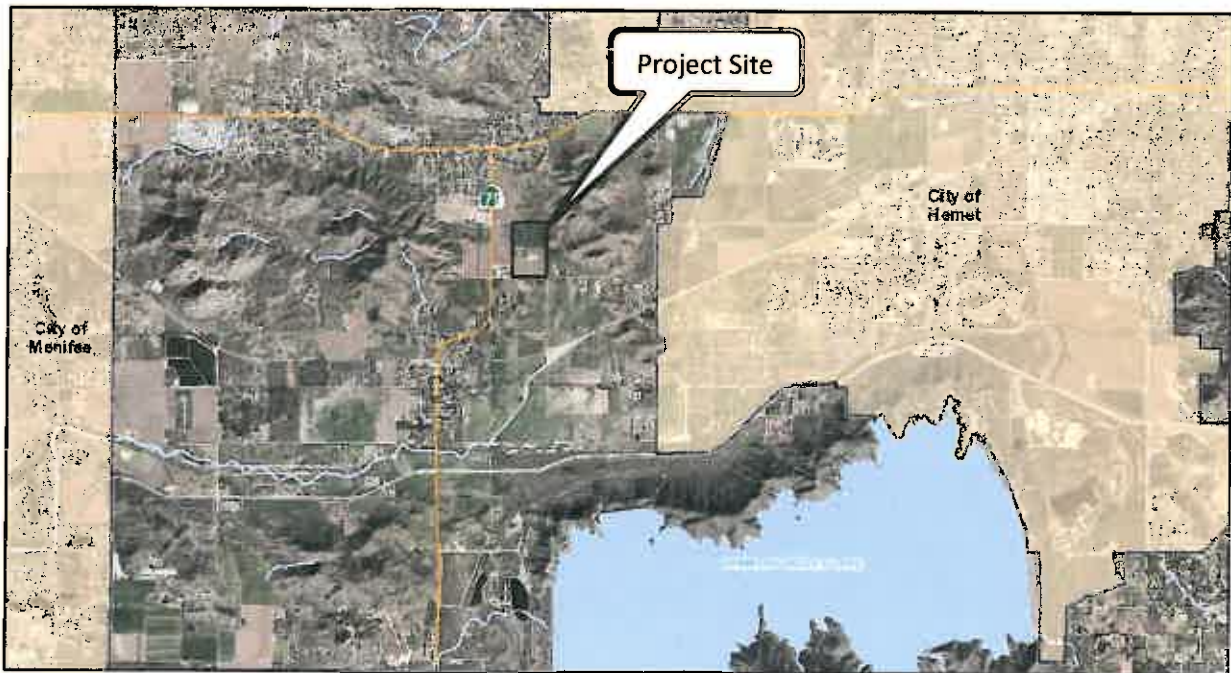


Figure 1: Project Location Map

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)
Surrounding General Plan Land Use	
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

Surrounding Zoning Classification	
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	
Surrounding Development and Use	
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

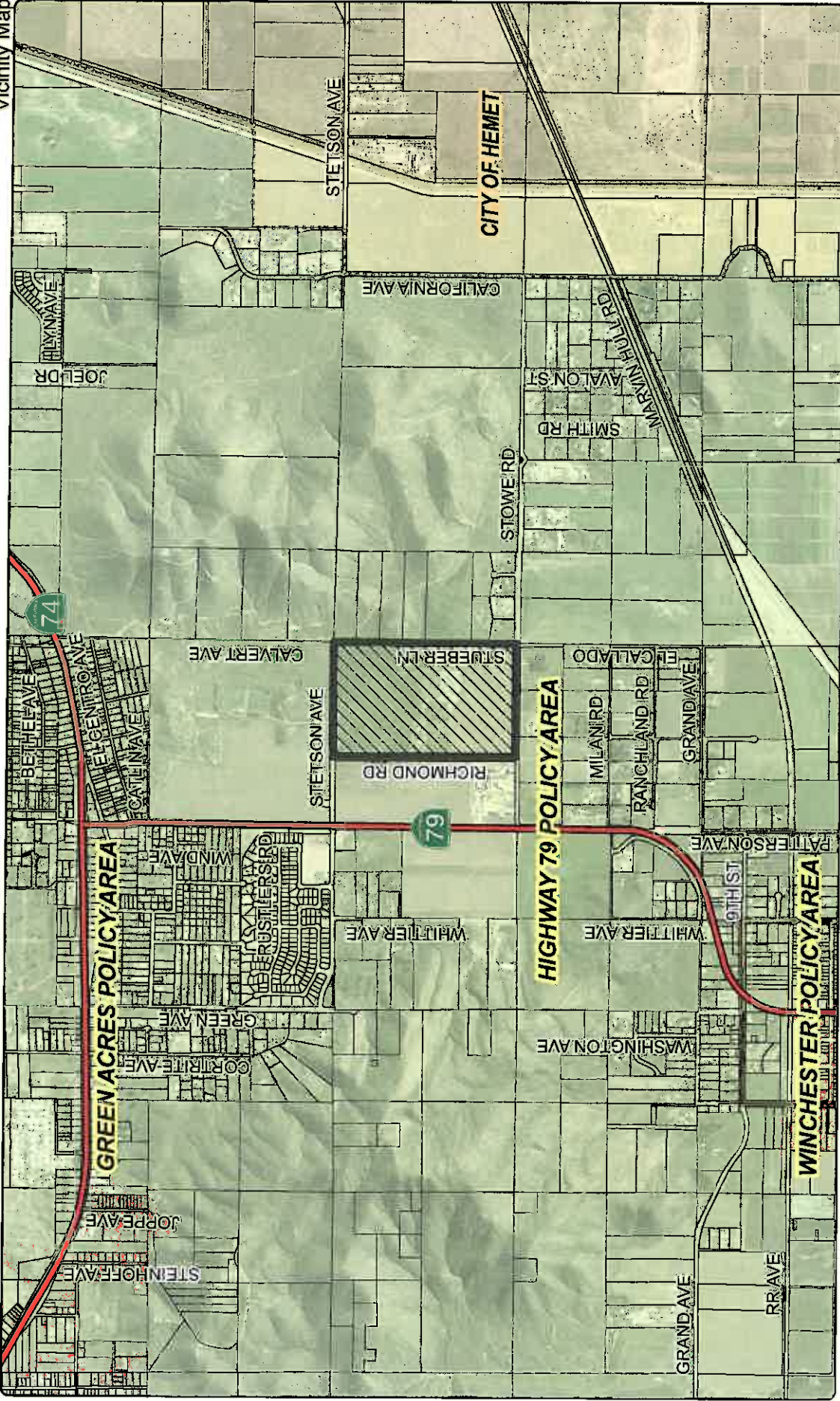
Utility Information:

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**

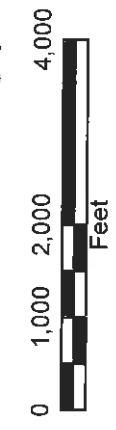
Supervisor: Washington
District 3

Date Drawn: 07/29/2016
Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan. The new General Plan represents a long-term vision for the County and its people. The new General Plan represents a long-term vision for the County and its people. For further information, please contact the Riverside County Planning Department in Riverside at (951) 955-2200. Western County is its own independent political entity. www.westerncounty.com

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01181

LAND USE

Supervisor: Washington

District 3

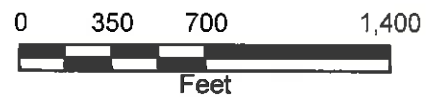
Date Drawn: 07/29/2016

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

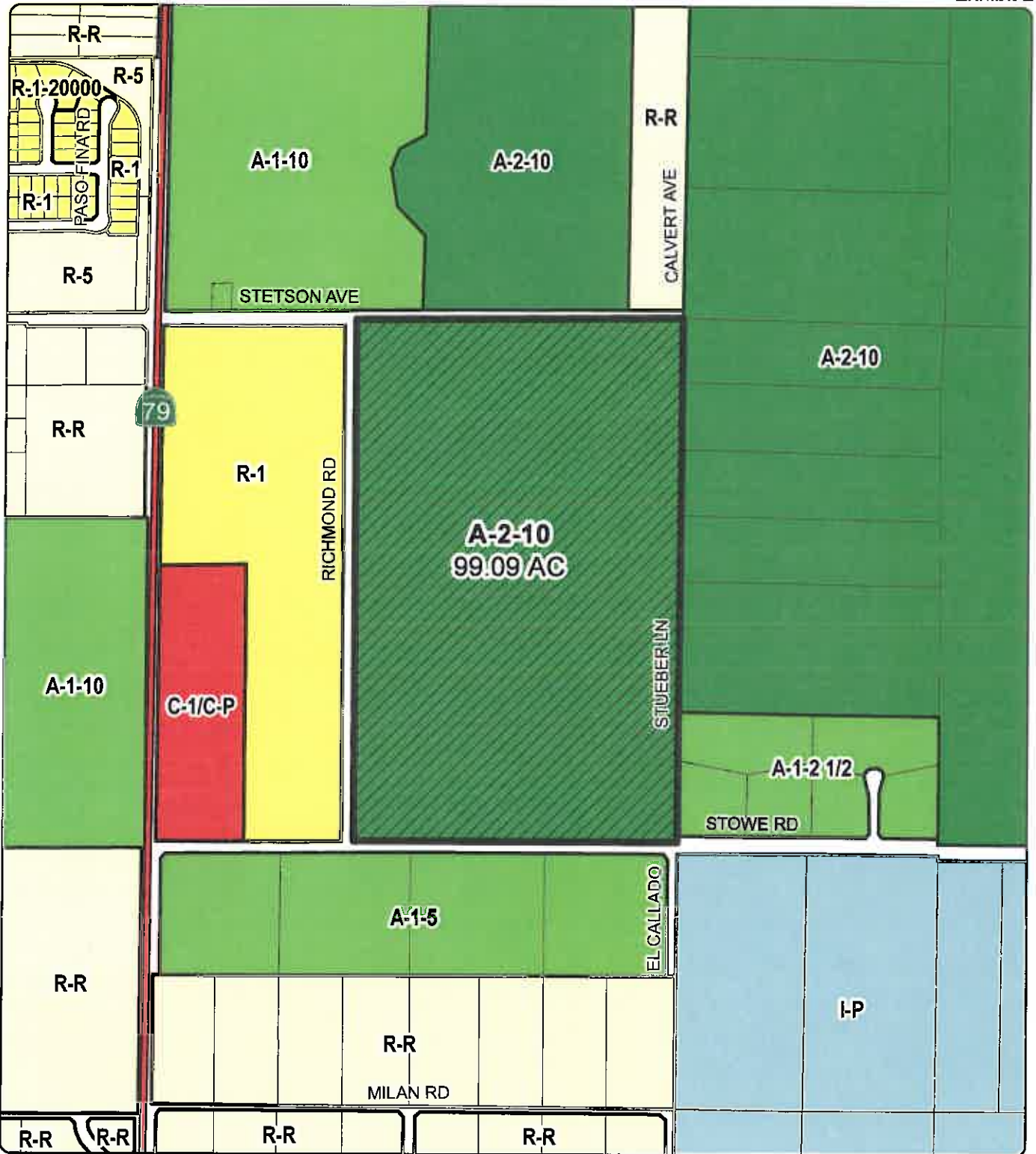
GPA01181

EXISTING ZONING

Supervisor: Washington
District 3

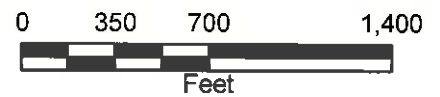
Date Drawn: 07/29/2016

Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

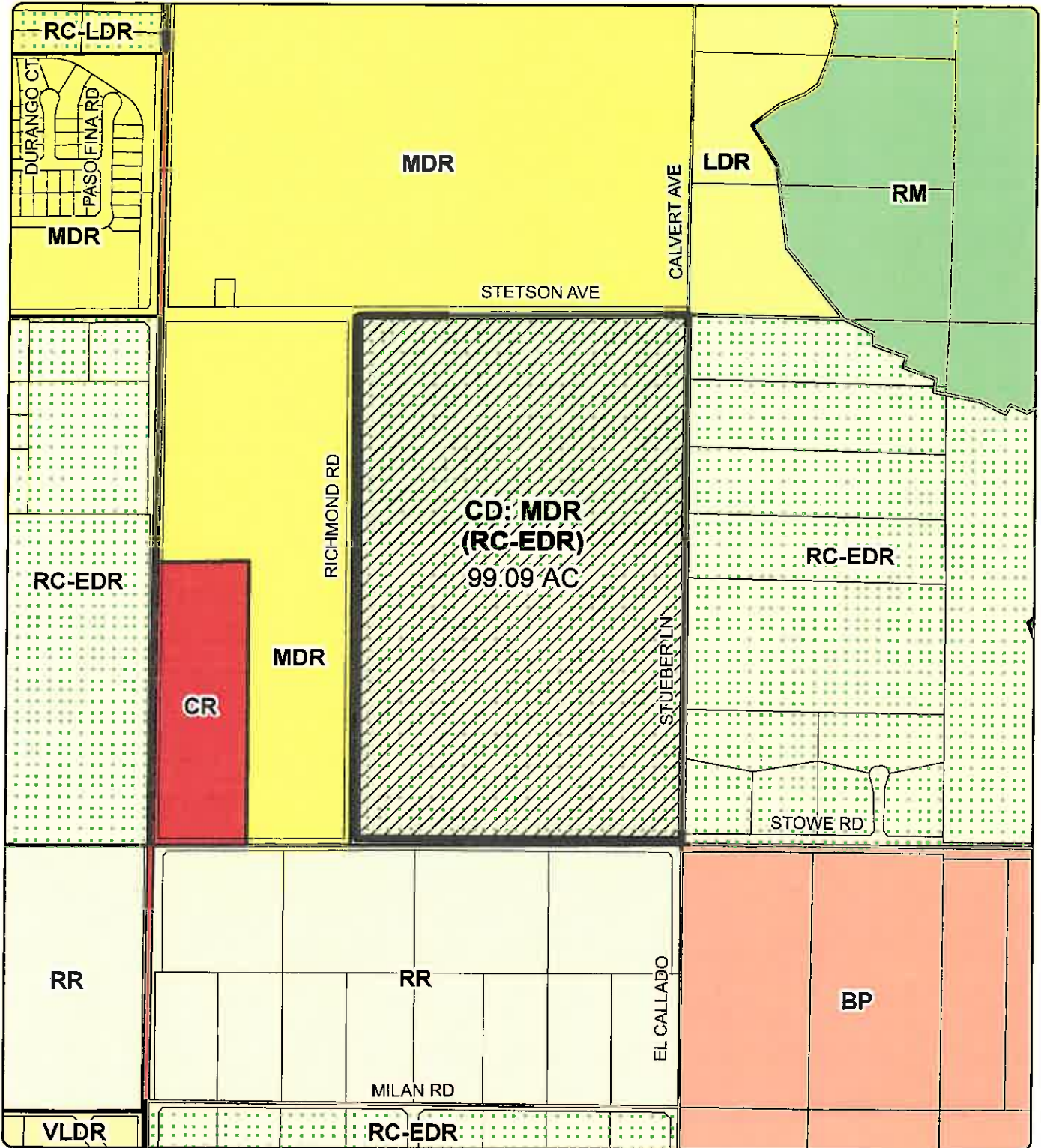
GPA01181

PROPOSED GENERAL PLAN

Supervisor: Washington
District 3

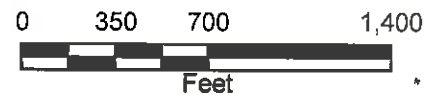
Date Drawn: 07/29/2016

Exhibit 6

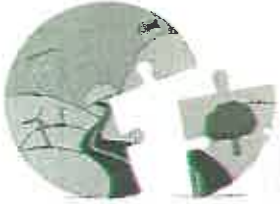


Zoning Area: Winchester

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

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

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 _____

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

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

N/A

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is \$10,000.00. This application fee includes the review of the FGPA through the GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - o This completed application form.
 - o Application filing fees.
 - o Site map showing the project area and extent.
 - o Any additional maps/plans relevant to illustrate the project area location.