



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 25, 2016

Foundation GPA No.: 1194

Supervisorial District: Third

Area Plan: Southwest

Zoning Area/District: Rancho California Area

Property Owner(s): Schober Family Trust

Project Representative(s): Markham Development Management Group (MDMG), Inc

PROJECT DESCRIPTION: 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.

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 APN: 918-140-012



Figure 1: Project Location Map

PROJECT DETAILS:

APPLICANT PROVIDED:

Foundation GPA is to fix erroneous change to Land Use in 2003. The 2003 General Plan made an existing use and zoning inconsistent and thereby making the existing use non-conforming. The GPA adoption also downgraded the value of the land.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	36.7
Number of Parcels:	1
Sphere of Influence:	Yes – City of Temecula
Policy Area:	No
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural (R)
Proposed Foundation Component:	Community Development (CD) & Rural (R)
Existing General Plan Land Use:	Rural Mountainous (RM)
Proposed General Plan Land Use:	Light Industrial (LI) & Rural Mountainous (RM)
Surrounding General Plan Land Use	
North:	City of Temecula
East:	Rural Mountainous (RM)
South:	Light Industrial (LI) Rural Mountainous (RM)
West:	Public Facilities (PF) Medium High Density Residential (MHDR)
Existing Zoning Classification:	M-SC (Manufacturing – Service Commercial) R-R (Rural – Residential)
Change of Zone Required:	No
Surrounding Zoning Classification	
North:	City of Temecula
East:	R-R (Rural – Residential)
South:	M-SC (Manufacturing – Service Commercial) R-A-10 (Rural Agricultural)
West:	R-R (Rural – Residential)
Existing Development and Use:	Machinery repair, Manufacturing facilities

Surrounding Development and Use	
North:	Vacant lots
East:	Vacant lots
South:	Manufacturing, Storage facilities
West:	Public Road, Vacant lots

Environmental Information:

WRCMSHCP Criteria Cell:	The parcel for GPA01194 is not located in a criteria cell. A small part of the northeastern portion of it appears to be located in criteria cell #7592, but we believe that to be a mapping error; therefore, this GPA is not required to file a HANS application. If/when there is an implementing project though, the site(s) will still need to show compliance with the MSHCP, which could potentially result in small portions of conservation based on compliance with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the Plan.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Other Lands
Fire Hazard Area:	Very High
Fire Responsibility Area:	State Responsibility
Special Flood Hazard Area:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Line:	Yes – Within a half-mile of Willard Fault
Fault Zone:	No – Not within a half-mile
Paleontological Sensitivity:	Low Potential

Utility Information:

Water Service:	Yes – WMWD
Sewer Service:	No (Verify closest location) – Area service provided by Western Municipal Water District.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01194**

Supervisor: Washington
District 3

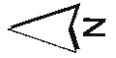
Date Drawn: 08/02/2016
Vicinity Map

VICINITY/POLICY AREAS



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan. The new General Plan (the "New Plan") contains different types of land use designations for unincorporated areas. For further information, please contact the Riverside County Planning Department at (951) 945-5200 (Riverside County) or its website at www.riversideca.gov.

RIVERSIDE COUNTY PLANNING DEPARTMENT

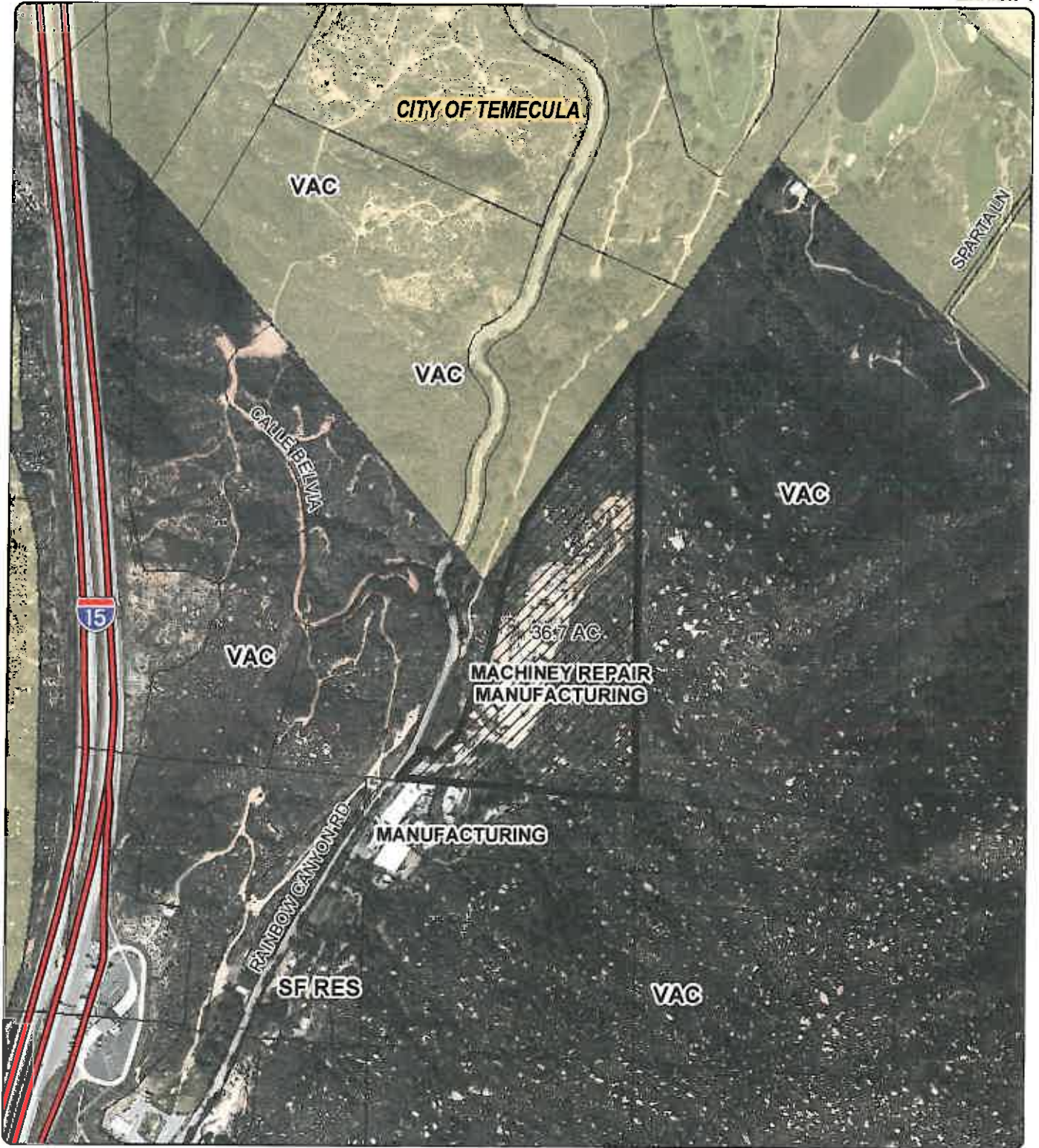
GPA01194

LAND USE

Supervisor: Washington
District 3

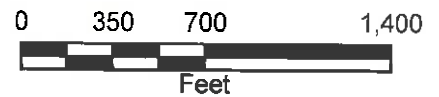
Date Drawn: 08/02/2016

Exhibit 1



Zoning Area: Rancho California

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)863-8277 (Eastern County) or Website <http://planning.ctdnu.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

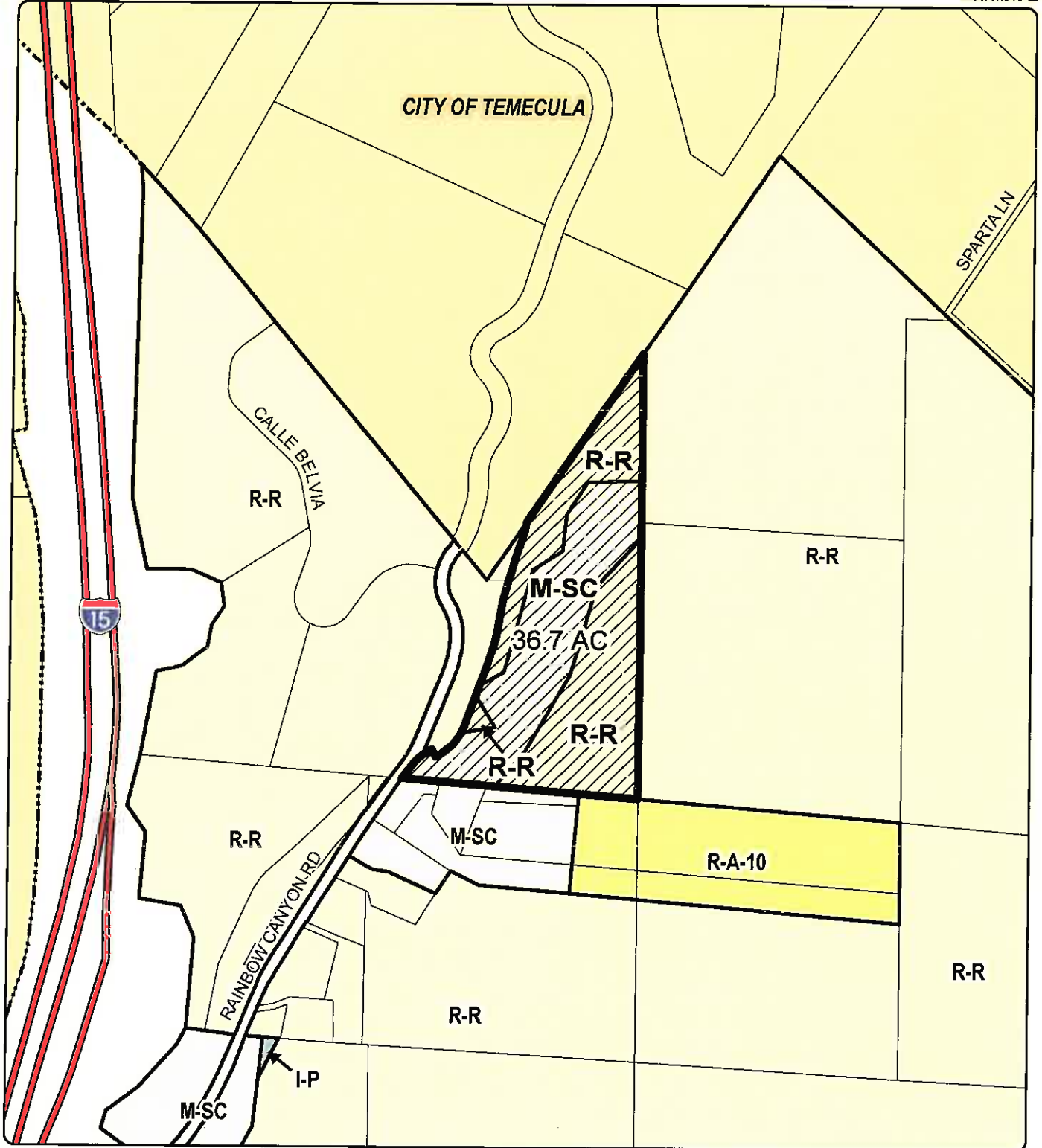
GPA01194

EXISTING ZONING

Supervisor: Washington
District 3

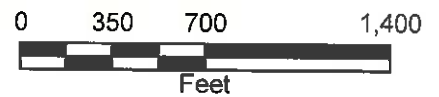
Date Drawn: 08/02/2016

Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

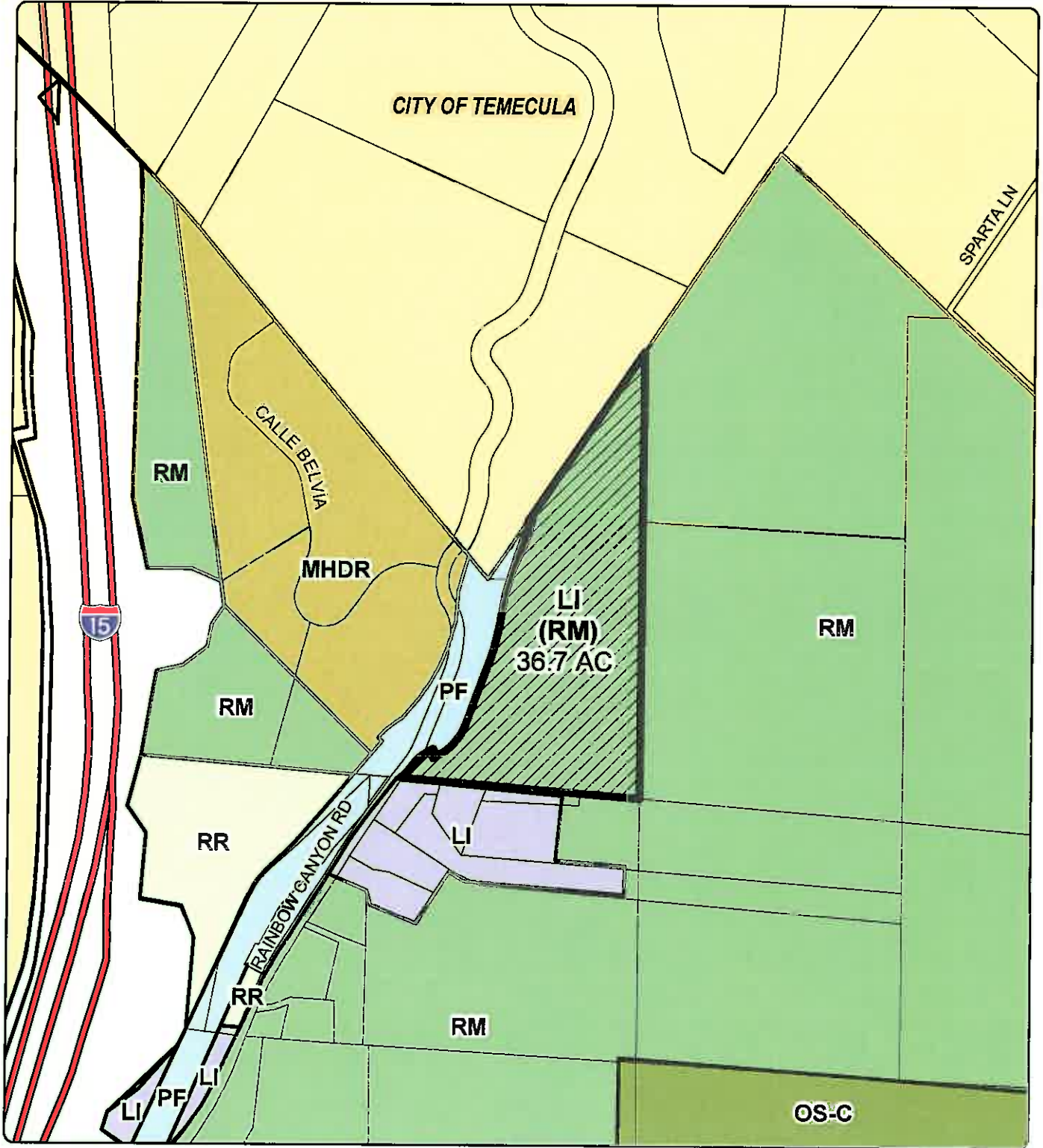
GPA01194

PROPOSED GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 08/02/2016

Exhibit 6

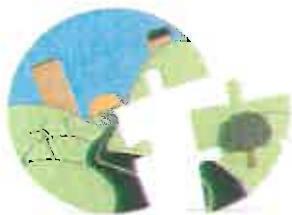


Zoning Area: Rancho California

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION: GPA 01194

APPLICATION INFORMATION:

Applicant Name: Kenneth Schober c/o MDMG Inc

Contact Person: James Bach E-Mail: jrb@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B
Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 296-3466 ext 221 Fax No: (951) 296-3476

Engineer/Representative Name: MDMG, Inc.

Contact Person: James Bach E-Mail: jrb@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B
Temecula CA 92590
City State ZIP

Daytime Phone No: (951) 296-3466 ext 221 Fax No: (951) 296-3476

Property Owner Name: Schober Family Trust

Contact Person: Kenny Schober E-Mail: kennyschober@gmail.com

Mailing Address: P. O. Box 919
Pauma Valley CA 92061
City State ZIP

Daytime Phone No: (951) 506-9944 Fax No: (951) 506-0633

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.)

<u>JAMES R BACH MDMG INC</u> PRINTED NAME OF PROPERTY OWNER(S)	<u></u> SIGNATURE OF PROPERTY OWNER(S)
<u>JAMES R BACH MDMG INC</u> PRINTED NAME OF PROPERTY OWNER(S)	<u></u> 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): 918-140-012

Approximate Gross Acreage: 36.7

General location (nearby or cross streets): North of 15 Fwy, South of CITY OF TEMECULA, East of Rainbow Canyon Rd, West of SPARTA LN

Existing General Plan Foundation Component(s): Rural

Proposed General Plan Foundation Component(s): Community Development / Rural

Existing General Plan Land Use Designation(s): Rural Mountainous

Proposed General Plan Land Use Designation(s): Light Industrial / Rural Mountainous

General Plan Policy Area(s) (if any): None

Existing Zoning Classification(s): Manufacturing Service Commercial (MSC)

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

~~Foundation GPA is to fix erroneous change to Land Use in 2003. The 2003 General Plan made an existing use and zoning inconsistent and thereby making the existing use non-conforming. The GPA adoption also downgraded the value of the land.~~

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

If yes, provide Application No(s). _____
(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	Edison	X	
Gas Company	So. Cal Gas	X	
Telephone Company	Verizon	X	
Water Company/District	WMWD	X	

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		X

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_Viewor/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)  Date 6.1.16

Owner/Representative (2) _____ Date _____

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Provide details of the new conditions or circumstances that would satisfy these required Foundation Component Amendment findings. (Please be specific. Attach separate pages if needed.):

The 2003 General Plan was erroneously changed making the existing use and zoning inconsistent.

No new condition or circumstance exist, rather the use and zoning existing prior to the 2003 general plan adoption continue and remain in a non-conforming status.

**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.)

No

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 GPIIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIIP review process.

Furthermore:

- 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.
 - Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - This completed application form.
 - Application filing fees.
 - Site map showing the project area and extent.
 - Any additional maps/plans relevant to illustrate the project area location.