



*Steve Weiss, AICP*  
*Planning Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GENERAL PLAN ADVISORY COMMITTEE RIVERSIDE COUNTY 2016 GENERAL PLAN UPDATE

**Meeting Date: Thursday, September 8, 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, 1<sup>st</sup> District

Diana Martin, 1<sup>st</sup> District

Sandy Isom, 1<sup>st</sup> District

Baxter Miller, 2<sup>nd</sup> District

Tony Mize, 2<sup>nd</sup> District

Debbie Melvin, 2<sup>nd</sup> District

Hennie Montelone, 3<sup>rd</sup> District

Howard Rosenthal, 3<sup>rd</sup> District

Cindi Domenigoni, 3<sup>rd</sup> District

Ellen Trover, 4<sup>th</sup> District

Marvin Roos, 4<sup>th</sup> District

Conner Limont, 4<sup>th</sup> District

Bob Botts, 5<sup>th</sup> District

Darcy Kuenzi, 5<sup>th</sup> District

Eric Kroenke, 5<sup>th</sup> 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
  - 1.1 GPAC Members and Staff Announcements Chair/Staff
  - 1.2 Next GPAC Meeting Announcement Staff
2. Continued Items Chair
  - 2.1 **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](mailto: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.  
**(Continued from Thursday, August 25, 2016 GPAC Meeting)**
3. Public Meeting Items Chair
  - 3.1 **GENERAL PLAN AMENDMENT NO. 1170 (Foundation and Entitlement/Policy)** – APPLICANT: Kojima Development Company – ENGINEER/REPRESENTATIVE: Adkan Engineering – Fifth Supervisorial District – The Pass Area Plan – Pass and Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – LOCATION: North of Poppet Flats and Old Banning Idyllwild Road, south of Highway 243, east of Mount Etna Road, west of Highway 243 – PROJECT SIZE: 630 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend its Land Use Designation from Rural Mountainous (RM) to Estate Density Residential (RC-EDR), on three parcels, totaling 630 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 544-050-012, 544-050-011, and 544-050-006.
  - 3.2 **GENERAL PLAN AMENDMENT NO. 1171 (Foundation and Entitlement/Policy)** – APPLICANT: CR&R Solid Waste Services – ENGINEER/REPRESENTATIVE: Trip Hord Associates – Fifth Supervisorial District – San Jacinto Valley Area Plan – Hemet-San Jacinto Zoning District – ZONE: A-2-10 (Heavy Agriculture) – POLICY AREA: San Jacinto River Policy Area – LOCATION: North of Ramona Expressway, south of Gilman Springs Rd. and East of Bridge Street – PROJECT SIZE: 202 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Open Space-Conservation (OS-C) to Agriculture (AG), on two parcels, totaling 202 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 425-070-002 and 425-070-023.
  - 3.3 **GENERAL PLAN AMENDMENT NO. 1178 (Foundation and Entitlement/Policy)** –

APPLICANT: Kim Myung – ENGINEER/REPRESENTATIVE: Kim Myung – Fourth Supervisorial District – Eastern Coachella Valley Area Plan – Lower Coachella Valley Zoning District – ZONE: Controlled Development Areas (W-2) – LOCATION: North of 70<sup>th</sup> Ave., east of Bounty Dr. west of Costa Mesa Dr. and south of 69<sup>th</sup> street – PROJECT SIZE: 40 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 Desert (RD) to Medium Density Residential (MDR), on one parcel, totaling 40 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 721-170-004.

- 3.4 **GENERAL PLAN AMENDMENT NO. 1182 (Foundation and Entitlement/Policy)** – APPLICANT: Hillcrest Homes – ENGINEER/REPRESENTATIVE: Trip Hord Associates – Fifth Supervisorial District – Lakeview/Nuevo and Reche Canyon/Badlands Area Plans – Perris Reservoir Zoning District – ZONE: Natural Assets (N-A-640), Residential Agriculture (R-A-5), and Controlled Development Areas (W-2) – LOCATION: North of Ramona Expressway and south of Bernasconi – PROJECT SIZE: 83.74 gross – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD) and Open Space (OS) and amend its Land Use Designation from Rural Residential (RR) and Conservation (C) to Commercial Retail (CR) and Conservation (C), on three parcels, totaling 83.74 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 308-130-005, 308-120-002, 308-120-003.
- 3.5 **GENERAL PLAN AMENDMENT NO. 1183 (Foundation and Entitlement/Policy)** – APPLICANT: Marcus Richard – ENGINEER/REPRESENTATIVE: United Engineering Group – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area – ZONE: Residential Agriculture (R-A) – LOCATION: South of Central Avenue, north of Porter Street, west of Pico Avenue, and east of Menifee Road – PROJECT SIZE: 18.39 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 Low Density Residential (LDR) to Medium Density Residential (MDR), on two parcels, totaling 18.39 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 309-060-001 and 309-060-004.
- 3.6 **GENERAL PLAN AMENDMENT NO. 1188 (Foundation and Entitlement/Policy)** – APPLICANT: KL Premier, LLC – ENGINEER/REPRESENTATIVE: NV5, Bill Warner – Fourth Supervisorial District – Southwest Area Plan – Pass and Desert Zoning District – ZONE: – Controlled Development Areas (W2) and One-Family Dwellings (R-1) – Location: North of Oleander Drive, south of Esparta Avenue, east of Sierra Boulevard, and west of Salton View Road – PROJECT SIZE: 34.98 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 Estate Density Residential (EDR) on four parcels, totaling 34.98 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 667-190-002, 667-190-003, 667-190-004, and 667-190-005.
- 3.7 **GENERAL PLAN AMENDMENT NO. 1190 (Foundation and Entitlement/Policy)** – APPLICANT: Karen S. Braun – ENGINEER/REPRESENTATIVE: Sake Engineering – Fifth Supervisorial District – The Pass Area Plan – Cherry Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cherry Valley – LOCATION: North of Vineland Street, east of Nancy Avenue, west of Mountain Avenue, and south of Orchard Street – PROJECT SIZE: 25 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 Medium Density Residential (MDR), on one parcel, totaling 25 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 405-060-010.

**3.8 GENERAL PLAN AMENDMENT NO. 1199 (Foundation and Entitlement/Policy) –** APPLICANT: Sesar Ayuob – ENGINEER/REPRESENTATIVE: On Broadway Apartments, Inc. – Fifth Supervisorial District – Western Coachella Valley Area Plan – Pass & Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – LOCATION: Generally located north of Annandale Avenue and City of Desert Hot Springs, and south of County Of Riverside boundary – PROJECT SIZE: 94.14 – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (RUR) to Medium Density Residential (MDR), on four parcels, totaling 94.14 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 671-220-002, 671-220-011, 671-220-012, and 671-230-006.

**3.9 GENERAL PLAN AMENDMENT NO. 1201 (Foundation and Entitlement/Policy) –** APPLICANT: Philip Bettencourt – ENGINEER/REPRESENTATIVE: Philip Bettencourt – Fifth Supervisorial District – Western Coachella Valley Area Plan – Pass and Desert Zoning District – ZONE: Controlled Development Areas (W-2) – LOCATION: North of I-10 Freeway, South of Dillon Road, west of Worsley Road, and east of Highway 62 – PROJECT SIZE: 29.51 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Light Industrial (LI), on three parcels, totaling 29.51 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 668-200-008, 668-200-018, and 668-200-020.

4. Public Comments on Items not on Agenda Chair

5. Adjournment Chair