



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

GENERAL PLAN ADVISORY COMMITTEE RIVERSIDE COUNTY 2016 GENERAL PLAN UPDATE

Meeting Date: Thursday, October 6, 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, 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

REGULAR MEETING AGENDA:

1. Call to Order Chair
 - 1.1 GPAC Members and Staff Announcements Chair/Staff

2. Continued Items Chair
 - 2.1 **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.

3. Public Meeting Items Chair
 - 3.1 **GENERAL PLAN AMENDMENT NO. 1205 (Foundation and Entitlement/Policy)** – APPLICANT: County of Riverside – Third Supervisorial District – Mead Valley Area Plan – Good Hope Zoning Area – ZONE: Rural Residential (R-R), Manufacturing – Service Commercial (M-SC), Scenic Highway Commercial (C-P-S), & General Commercial (C-1/C-P), Rural – Agricultural (R-A-1) – LOCATION: The corridor extending 1,000 feet from the center line outward on both sides of Highway 74 for a 2.75 mile section southerly of Ellis Ave and northerly of Ethanac Rd – PROJECT SIZE: 776 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Rural (R) and Rural Community (RC) to Community Development (CD) and to amend its Land Use Designations from Very Low Density Residential (VLDR) and Rural Residential (RR) to Medium Density Residential (MDR), Commercial Retail (CR), Light Industrial (LI), Mixed Use Area (MUA), and Very High Density Residential (VHDR), on 465 parcels, totaling 776 gross acres – PROJECT PLANNER: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org – APNs: Multiple

 - 3.2 **GENERAL PLAN AMENDMENT NO. 1206 (Foundation and Entitlement/Policy)** – APPLICANT: County of Riverside – Fifth Supervisorial District – The Pass Area Plan – Pass & Desert Zoning District and Whitewater Zoning Area – ZONE: Rural Residential (R-R), Controlled Development Lands (W-2) – LOCATION: The proposed changes encompass 4 areas. The first area

is northerly of the existing factory stores, west of Millard Pass Road, and south of Morongo Indian lands. The second area is south of I-10 Freeway, east of the City of Banning, west of Apache Trail exit, and extending south from the freeway at an average distance of 600 feet. The third area is a triangular shaped area north of Seminole Drive, east of Millard Canyon Road and is bounded by the flood plain boundary to the east, excluding a 12 acre square shaped section previously designated Community Development (CD). The fourth area is westerly of Rushmore Avenue and northerly of Service Road. – PROJECT SIZE: 470 gross acres – **REQUEST:** Proposal to amend the four project site areas' General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend their Land Use Designations from Rural Residential (RR), Rural Desert (RD), to Mixed Use Area (MUA), Light Industrial (LI), Estate Density Residential (EDR), Low Density Residential (LDR), and Medium Density Residential (MDR) on 209 parcels, totaling 470 gross acres.– PROJECT PLANNER: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org – APNs: Multiple

- 3.3 **GENERAL PLAN AMENDMENT NO. 1207 (Foundation and Entitlement/Policy)** – APPLICANT: County of Riverside – Third Supervisorial District – Harvest Valley/ Winchester Area Plan – Winchester Zoning Area – ZONE: Rural Residential (R-R), Controlled Development Area with Mobile Homes (W-2-M), Light Agricultural (A-1), and Heavy Agricultural (A-2) – LOCATION: The proposed changes encompasses two areas. The first area is north of Simpson Road, west of California Avenue, South of Stetson Avenue, and east of Rural Mountainous region from Stetson to Stowe Road, Highway 79 from Stowe Road to Grand Avenue, El Callado from Grand Avenue to Simpson Road. The second area is east of Leon Road, south of Wickerd Road, West of Abbott Road, and North of Scott Road – PROJECT SIZE: 1,480.71 gross acres – **REQUEST:** Proposal to amend both project site areas' General Plan Foundation Components from Rural (R) and Rural Community (RC) to Community Development (CD) and to amend their Land Use Designations from Rural Residential (RR) and Estate Density Residential (EDR) to Low Density Residential (LDR), Medium Density Residential (MDR), Commercial Retail (CR), Business Park (BP), and Light Industrial (LI), on 225 parcels, totaling 1,480.71 gross acres – PROJECT PLANNER: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org – APNs: Multiple
- 3.4 **GENERAL PLAN AMENDMENT NO. 1208 (Foundation and Entitlement/Policy)** – APPLICANT: County of Riverside – First Supervisorial District – Elsinore Area Plan – South Elsinore Zoning Area – ZONE: Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) – LOCATION: Generally located within five hundred feet of the Southwest side of the 1.75 mile corridor of Grand Avenue from Ginger Lane to Richard Street and at the northern terminus of Kathryn Way – **REQUEST:** Proposal to amend the project site's General Plan Foundation Components from Rural Community (RC) and Open Space (OS) to Community Development (CD) and to amend its Land Use Designations from Estate Density Residential (EDR) and Conservation (C) to Medium Density Residential (MDR), Low Density Residential (LDR), Estate Density Residential (EDR), Mixed Use Area (MUA), Commercial Retail (CR), and Light Industrial (LI), on 176 parcels, totaling 109 gross acres. – PROJECT

PLANNER: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org – APNs: Multiple

4. Public Comments on Items not on Agenda Chair
5. Adjournment Chair