






ATTACHMENT B(f):

**Riverside County Board of Supervisors
GPA No. 960 Updated Post-Production Change Requests**

	1 st District
	2 nd District
	3 rd District
	4 th District
	5 th District

APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency	District
SECTION A: FOUNDATION COMPONENT LAND USE CHANGES				
274120026	A-1	Martin Caputo requests that his property located in LMWAP is included in GPA No. 960. He requests that his current LUD of RC: VLDR is included in GPA No. 960 as CD:CR in order to serve the community as a commercial establishment. His justification for the LUD change includes: 1) property is located along Van Buren Blvd, a high -transit corridor; Connection rights to sanitary sewer facilities located within the City of Riverside, which was not available in when RCIP 2003 was approved; 2) his property will enhance the overall County Vision for the subject property; cost to develop, improve ROW, and underground utilities will not offset profits from developing one to three SFR; noise impact to a SFR will rise to a level of significance; and that CD:CR will provide service to a growing community and tax revenue to the County. This request was received during the June 2014 Draft EIR Public Review period.	Mr. Caputo's LUD request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that his request be submitted during the 2016 Foundation Amendment Cycle.	1
349330005	A-2	Nora Donston requests that her property located in the ELAP be redesignated to a LUD of RC: EDR. The property currently has an LUD of OS: CH and GPA No. 960 proposes that the property is split R:RR and R:RM. This parcel was included in GPA No. 960 to correct OS: CH on private property parcels. Ms. Donston prefers the same land use designation on her property as the neighboring parcel to the south, which is RC: EDR. Staff	Ms. Donston's LUD request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that her request be submitted during the 2016 Foundation Amendment Cycle.	1

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APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency	District
		recommends R:RR to keep density low for this area.		
391160013, 391160018, 391170016, 391180031, 391180033	A-3	Rick Warner requests that his properties located in the ELAP are included in GPA No. 960. He believes the current LUD was made in error in 2003. The properties currently have an LUD of R:RR and were not included in GPA No. 960. Mr. Warner proposes land use designation amendment to CD:LI for his property to be consistent with the existing zoning designation. This request was received during the June 2014 Draft EIR Public Review period.	Given the information provided, Mr. Warner's LUD change request could potentially represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. If that were the case, County staff recommends that his request be submitted during the 2016 Foundation Amendment Cycle. However, if Mr. Warner's request is found to be a Technical Amendment then he may submit an application at any time to be processed by the County. Staff recommends that the request not be part of GPA960 as it may impact the conclusions in the DEIR No. 521.	1
278210022	A-4	Sam Chebeir requests that his property is included in GPA No. 960 as R:RR. The property is located in the LMWAP. Mr. Chebeir flagged parcel as being erroneously labeled OS: CH and requests correction as part of GPA No. 960. Staff has not received a formal request from the property owners.	Mr. Chebeir's request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that his request be submitted during the 2016 Foundation Amendment Cycle .	1
289080005, 289080009	A-5	Robert and Barbara Paul request that their properties be included in GPA No. 960 as CD: EDR. The properties are located in the LMWAP and have a current LUD of OS:RUR. They request the CD: EDR LUD for both parcels in order to be consistent with Toscana development that is immediately adjacent and west of the parcels, without Multispecies complications.	Robert and Barbara Paul's request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008.As such, County staff recommends that this request be submitted during the 2016 Foundation Amendment Cycle.	1

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APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency	District
		<p>In 2008, the property owner applied for a Foundation Component General Plan Amendment (GPA No. 972). The BOS declined to initiate the property owner initiated GPA No. 972 on 4/21/2009, final action 11/04/2010.</p>		
282122006	A-6	<p>Cheri Thompson requests that her property is included in GPA No. 960 as CD:LI or High Industrial. Her property is located within the TCAP and has a current LUD of R:RR.</p> <p>No formal request has been received by staff.</p>	<p>Ms. Thompson's request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that this request be submitted during the 2016 Foundation Amendment Cycle.</p>	1
102050005, 102050006, 102050008, 102050003, 102112008, 102050004, 102160003, 102192017, 102203007	A-7	<p>Min Ling Lee (Mountain View Golf Course) requests that her properties located in the TCAP are included in GPA No. 960. Ms. Lee is requesting land use designation amendment from OS: R to CD:MDR or CD:HDR for her property. The property owner would like to convert the golf course use into residential units. Her representatives were advised by staff to submit a Foundation Component General Plan Amendment in 2016.</p>	<p>Ms. Lee's request would represent a foundation component land use outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that his request be submitted during the 2016 Foundation Amendment Cycle.</p>	2
964180015, 964150005	A-8	<p>Barton Lansbury (Staff Counsel Regents of UC) and Allen Meacham (Assistant Director of Real Estate Services for Regents of UC) request inclusion into GPA No. 960 as a technical amendment. The property is located within the SWAP. UC asserts that property was never granted for conservation purposes; thus, the property's land use designated of OS: CH is a technical error. UC is requesting RC: EDR, the same</p>	<p>The Regents of UC request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. County Council has not seen the evidence that would support a technical amendment, as requested. As such, County staff recommends that this request be submitted during 2016 Foundation Amendment Cycle.</p>	3

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**Riverside County Board of Supervisors
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APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency	District
		land use designation as the adjacent parcels to the south. This request was received during the June 2014 Draft EIR Public Review period.		
422050027, 413140011, 413140022, 413140009	A-9	Waste Management requests inclusion in GPA No. 960. The subject properties are located within the RCBAP. Waste Management requests that the properties change from a LUD of OS: CH to CD:PF and notes that Waste has updated their Badlands Landfill Master Plan. The Badlands Landfill will expand onto approx. 630 acres of the parcels listed. General Plan Policy LU 7.2 allows public facilities in any other land use designation except for the OS: C and OS: CH land use designations.	Waste Management's request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that the Waste Management request be addressed in the 2016 General Plan Update.	3
421190011, 421190012, 421190004, 421190002, 421190003, 421190005, 421190006, 421080001, 421190001, 421190007, 422220018, 422240003	A-10	Waste Management requests inclusion into GPA No. 960. The properties are located within the RCBAP. Waste Management requests a land use amendment from the existing designation of RM and OS:RUR to an LUD of CD:PF for properties that are a part of the proposed Lambs Canyon Landfill expansion. Per LU 7.2, public facilities may establish in any other land use designation except for OS:C and OS:CH land use designations; therefore, the land use designation amendment into PF is not needed at this time.	Waste Management's request would represent a foundation component land use change and therefor is not consistent with EIR No. 521. As such, County staff recommends that the request be addressed in the 2016 General Plan Update.	3
309060001, 309060004	A-11	Beau Cooper (representing Richard Marcus) requests inclusion in GPA No. 960. His properties are located in the LNAP. Mr. Marcus requests a land use designation amendment	Mr. Cooper's request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that his	3

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APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency	District
		<p>from a current LUD of RC:LDR to CD:MDR for his properties. Surrounding land use designations are predominately CD:MDR and his properties are bordered by the largest CD:CR designated area in LNAP. Argues that traffic generated by the circulation pattern is not compatible with that of a "rural community."</p>	<p>request is addressed in the 2016 Foundation Amendment Cycle.</p>	
<p>966380028, 966380029, 966380030, 966380031, 966380032</p>	<p>A-12</p>	<p>Michelle A Staples representing Redhawk Investments requests that GPA No. 960 be revised to change the LUDs R:RR and R:RM to CD:MDR to allow for the development of up to two to five dwelling units per acre. The properties are located within the SWAP. This request was received during the 2014 and February 2015 Draft EIR Public Review Response to Comments period.</p> <p>In 2008, the property owner applied for a Foundation Component General Plan Amendment (GPA No. 920). The application for GPA initiation was recommended by the Planning Commission on 2/4/09 and the Planning Director later recommended that the Board tentatively decline the GPA; GPA No. 920 was continued off calendar. The proposed land use amendment is from R:RR and R:RM to CD:MDR.</p>	<p>Ms. Staples' request deals with property that is the subject of ongoing litigation. Therefore, staff recommends not including it within GPA No. 960.</p>	<p>3</p>
<p>654170004</p>	<p>A-13</p>	<p>Cindy Nance requests a modification to GPA No. 960 for her property located within the WCVAP. Her property is currently designated CD:LI. Ms. Nance initially requested a R:RR</p>	<p>Ms. Nance's latest request for CD:LDR would represent a new foundation component land use change request outside of the 8-year Foundation Amendment Cycle that closed February 15, 2008. As such,</p>	<p>4</p>

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APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency	District
		<p>designation which was reflected in GPA No. 960. She is now requesting CD:LDR for the property. Ms. Nance was concerned she would not be able to rebuild the structure on RR designated land. Originally she requested R:RR to be consistent with the underlying zone W-2 so that her home can remain at this location.</p> <p>Ms. Nance's most recent CD:LDR request was made to ensure that the current use (a bed and breakfast) can continue. This request was received during the June 2014 Draft EIR Public Review period.</p>	<p>County staff recommends that Ms. Nance submit her new request during the 2016 Foundation Amendment Cycle.</p>	
342210005	A-14	<p>Patrick Hsu requests inclusion into GPA No. 960. His parcel is located within the MVAP and is currently designated RC:VLDR. Mr. Hsu requests that his parcel be redesignated to CD:LI in order to enlarge the CD:LI footprint within the area and for consistency with neighboring land uses. This request was received during the February 2015 Draft EIR Response to Comments period.</p>	<p>This request would represent a foundation component land use change outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that Mr. Hsu submit his request during the 2016 Foundation Amendment Cycle.</p>	1
282122006, 282122001, 282122002, 282122003	A-15	<p>Pete Peterson and Mel Vander Molen propose that their collective parcels be changed from RR to CR. They are requesting the land use designation change in order to develop the property, which is currently vacant but surrounded by commercial uses. As currently designated the property cannot be developed.</p>	<p>This request would represent a foundation component land use outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that his request be submitted during the 2016 Foundation Amendment Cycle.</p>	1
386060048, 386060019	A-16	<p>Diana & William Powell request that their property remain zoned</p>	<p>This request would represent a foundation component land use</p>	1

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APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency	District
		<p>C-1 or if it is to be reclassified, that it be reclassified as R-3 or R-3 Tourist. They purchased the rural property with the intention of opening a shop catering to the commuter and tourist traffic on CA-74. GPA No. 960 does not propose changes to zoning of the subject property.</p> <p>In regards to Land Use Designation, the Powell's property is designated as R:RR. Redesignation of the property to the requested uses would require a redesignation from a Rural (RUR) Foundation to a Community Development (CD) Foundation use.</p>	<p>outside of the 8-year Foundation Amendment Cycle which closed February 15, 2008. As such, County staff recommends that his request be submitted during the 2016 Foundation Amendment Cycle.</p>	
SECTION B: LAND USE DESIGNATION CHANGES THAT WOULD NOT AFFECT PROJECT IMPACTS				
381200021	B-1	<p>Albert Avelar requests exclusion from GPA No. 960. His property is located within the ELAP. Mr. Avelar opposes the proposed GPA No. 960 land use amendment to his property and requests for the land use designations for his property to remain as is. His property has a current LUD of OS:C, CD:MDR, and CD:CR. GPA No. 960 proposes to amend his LUD to CD:MDR).</p> <p>Under the 2003 General Plan, many small, narrow lots along Grand Ave. were assigned three different LUDs making them difficult to develop. GPA No. 960 corrects this and reduces the unsustainable amount of CR along Grand Avenue. Mr. Avelar's existing lot width is approx. 63 ft., existing CD:CR</p>	<p>Mr. Avelar's request would not not affect the project impacts analyzed in EIR No. 521, however the request has been reviewed by Staff and the Planning Commission, and is not recommended for inclusion into GPA No. 960 as it would result in a relatively small parcel that divided across multiple Land Use Designations.</p>	1

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APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency	District
		designated portion is approximately 0.26 acres, existing CD:MDR designated portion is approx. 0.17 acres. This comment was received during the 2014 and 2015 Draft EIR Public Review Response to Comments period.		
391090006, 391090007, 391090016, 391090045, 391090046	B-2	Joel Morse requests a correction in the GPA No. 960 maps and an RCLIS layer and does not request a LUD change. His properties are designated OS:CH, CD:VHDR, OS:R, and CD:MDR and retain their designation with GPA No. 960. The properties are located within the ELAP. However, according to SAM Horsethief LLC, the request is correct. GPA No. 960 maps and Map My County (previously RCLIS) layer for Glen Eden Policy Area boundary as approved by GPA No. 658 for SP 152A3. Maps will be updated accordingly.	Mr. Morse's request does not alter the intensity of existing land uses nor the land uses proposed by GPA No. 960. It merely corrects a technical error to ensure consistency with a previously approved GPA. Making this correction will not cause any additional impacts or alter any impact determinations as this request does not represent a change in LUD or a change in Draft EIR No. 521's analysis of GPA No. 960.	1
285160041	B-3	Russell Crha requests inclusion in GPA No. 960. His property is currently designated as RC:EDR and are located in the LMWAP. Mr. Crha maintains that his family has owned the parcel for 20+ years and it was originally part of the parcel to the west (APN 285-160-019) until Harley John Road was extended and cut the original parcel in two. He now has one legal parcel but two APNs. The parcel in question now does not meet the minimum size requirement for development. For this reason, Mr. Crha asks that County allow RC:VLDR so	Making this correction will not cause any additional impacts or alter any impact determinations because the request would not allow for development of a greater intensity beyond what was analyzed in EIR No. 521.	1

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APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency	District
		that this parcel may be developed or sold.		
257180018, 257180020	B-4	The Riverside Conservation Authority requests exclusion from GPA No. 960. The properties are located in the RCBAP and are currently designated as OS:CH, CD:PF, and R:RM. GPA No. 960 amends the land uses to R:RM. RCA indicates that properties were recently acquired in fee by RCA and the land uses should remain OS:CH. This request was received during the June 2014 Draft EIR Public Review period.	Making this correction will not cause any additional impacts or alter any impact determinations because the RCA requests to retain the less intense LUD of OS:CH rather than be designated R:RM which was evaluated by EIR No. 521.	5
917240011	B-5	The Riverside Conservation Authority (RCA) requests exclusion from GPA No. 960. The property is located within the SWAP and is currently designated as OS:CH. GPA No. 960 proposes that the property be designated OS:RUR; however, RCA argues that the property remains OS:CH was recently acquired in fee by the RCA. This request was received during the June 2014 Draft EIR Public Review period.	Making this correction will not cause any additional impacts or alter any impact determinations because the RCA request retain the less intense LUD of OS-CH rather than be designated OS:RUR which was evaluated by EIR No. 521.	3
904040087	B-6	GPA No. 960 proposes to correct a mapping error by changing OS:CH to RC:EDR and OS:RUR. However, the Riverside Conservation Authority (RCA) requests exclusion from GPA No. 960 and to retain the LUD of OS:CH because the parcel was recently purchased by the RCA. The property is located in the SWAP. This request was received during the June 2014 Draft EIR Public Review period.	Making this correction will not cause any additional impacts or alter any impact determinations because the RCA requests to retain the less intense LUD of OS-CH land use rather than be designated RC:EDR and OS:RUR.	1

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APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency	District
565020029, 567020033	B-7	The San Jacinto Ranger District, San Bernardino National Forest requests inclusion into GPA No. 960 by designating the parcels OS:C or OS:R rather than the current designation of OS:RUR and AG:AG. The properties are located within the REMAP and were recently purchased by USDA-Forest Services for conservation/ limited recreational purposes.	Staff recommends designating these parcels OS:R. Making this correction will not cause any additional impacts or alter any impact determinations because the LUD designation evaluated by EIR No. 521 was the more intense LUD of OS:RUR and AG.	3
636010001	B-8	The San Jacinto Ranger District, San Bernardino National Forest requests inclusion into GPA No. 960. by designating the parcels OS:C or OS:R rather than the current designation of OS:RUR. The properties are located within the REMAP and were recently purchased by USDA-Forest Services for conservation/ limited recreational purposes.	Staff recommends designating these parcels OS:R. Making this correction will not cause any additional impacts or alter any impact determinations because the LUD designation evaluated by EIR No. 521 was the more intense LUD of OS:RUR.	3
568060026, 568060051, 568060054, 568060056, 568060053, 568060049, 568060030, 568060040, 568060044, 568060047, 568060046, 568060031, 568060038	B-9	The San Jacinto Ranger District, San Bernardino National Forest requests inclusion into GPA No. 960 by designating the parcels OS:C or OS:R rather than the current designation of AG:AG. The properties are located within the REMAP and were recently purchased by USDA-Forest Services for conservation/ limited recreational purposes.	Staff recommends designating these parcels OS:R. Making this correction will not cause any additional impacts or alter any impact determinations because the LUD designation evaluated by EIR No. 521 was the more intense LUD of AG:AG.	3
SECTION C: LAND USE DESIGNATION CHANGES THAT MAY AFFECT PROJECT IMPACTS				
342200068	C-1	Craig Ramshaw requests a modification to the land use designation proposed by GPA No. 960. His property is located within the MVAP and is currently designated RC:VLDR (within the Rural Village Study Area Overlay). GPA No. 960 proposes	Mr. Ramshaw's request may impact the conclusions in Draft EIR No. 521, as Goodhope RVLO:LI would increase impacts associated with the parcel's LUD. Therefore, staff does not recommend making this change at this juncture.	1

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		<p>that his property be designated MDR-Goodhope RVLO consistent with the adjacent Goodhope RVLO:LI to the west and Goodhope RVLO-MDR to the east both of which are proposed as part of GPA No. 960.</p> <p>Mr. Ramshaw currently operates an internet based home business at this location and request LI land use designation for the alternative land use designation provided through the Rural Village Overlay. They recycle and sell Motorcycle parts through the internet and their property is not open to the public.</p>		
282140028	C-2	<p>Greg Lansing requests inclusion into GPA No. 960. His parcel is located within the TCAP and is currently designated CD:BP. Mr. Lansing would like the parcel to be redesignated to CD:HHDR to accommodate the development of a proposed apartment complex. He notes that both LUDs are considered a Community Development Foundation Component and therefor it would not be a significant change. This request was received during the February 2015 Draft EIR Response to Comments period.</p>	<p>Mr. Lansing's request may impact the conclusions in Draft EIR No. 521, as he requests changing his current land use from CD:BP to CD:HHDR. Therefore, staff does not recommend making this change at this juncture.</p> <p>The landowner may submit a General Plan Amendment in conjunction with his land use application for the proposed apartment complex.</p>	1
755190006, 755190007	C-3	<p>James Carlberg (representing Kent Bioenergy Fee Land) requests a change to GPA No. 960. The properties are located within the ECVAP and are currently designated IND. Mr. Carlberg requests the same LUD as the adjacent parcel to the east. Staff discussed the request</p>	<p>Mr. Carlberg's request may impact the conclusions in Draft EIR No. 521, as the land use he proposes (CD:BP) is more intensive than his current IND designation. Therefore, staff does not recommend making this change at this juncture</p>	4

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APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency	District
		with the Torres Martinez Tribal Government to determine if the proposed land use designation is consistent with Tribal Land Use Plan. The Tribe does not have a Comprehensive General Plan but notes that Tribal zoning is not consistent with the requested CD:BP designation. Any proposed land use designation will need to be formally presented to Tribal Council for comments.	Staff has encouraged the landowner to provide a development application and General Plan Amendment to change IND to a General Plan LUD.	
749280009, 749290007, 737020022, 737020023	C-4	James Carlberg (representing Kent Bioenergy Fee Land) requests that the parcels be excluded from GPA No. 960 and the properties remain CD:LI and CD:BP rather than convert to AG:AG as GPA No. 960 proposes. The parcels are located in the ECVAP. The parcels were acquired by Kent Bioenergy because of their existing zoning and land use designations. Mr. Carlberg argues that it would be an economic hardship to Kent Bioenergy and to the developing communities of the Lower Coachella Valley to change these to AG:AG. Per the request District 4 Supervisor Wilson, Planning Dept. proposed for properties identified as fish farms land use amendments from LI and BO to AG to preserve fish farms activities.	Mr. Carlberg's request may impact the conclusions in Draft EIR No. 521 as the LUDs he wishes to retain are more intense than the AG:AG LUD that was analyzed by EIR No. 521. Therefore, staff does not recommend making this change at this juncture An LUD change to CD:LI or CD:BP may be handled either through the 2016 General Plan Update Cycle or as a separate Agriculture Foundation Amendment submitted by the property owner in conjunction with a proposed land use application and occur in accordance with the 2 ½ year Agricultural Foundation Amendment Cycle.	4
749130018	C-5	Nick Mosich requests inclusion into GPA No. 960. His lot is located within the ECVAP and is currently designated IND. Mr. Mosich requests his lot have an LUD of AG:AG. The County	Mr. Mosich's request may impact the conclusions in Draft EIR No. 521 as he proposes a more intensive LUD from the existing IND designation. Therefore, staff does not recommend making this change at this juncture.	4

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		<p>does not distinguish which parcels are Tribal Reservation and which are allotted in the General Plan.</p> <p>Staff has discussed the request with the Torres Martinez Tribe. Mr. Carlberg's request may trigger a recirculation of Draft EIR No. 521a1 Government to ensure proposed land use designation is consistent with Tribal Land Use Plan. The AG:AG designation is consistent with the Tribal Land Use Plan. However, any proposed land use designation will need to be formally presented to Tribal Council for comments. This request was received during the June 2014 Draft EIR Public Review period.</p>	<p>Staff would encourage the landowner to change the IND designation to a General Plan LUD either by separate General Plan Amendment or with a future development application.</p>	
285180003	C-6	<p>David Valenzuela requests that his property located in LMWAP be included in GPA No. 960. He plans to subdivide his parcel into three parcels and is requesting that GPA No. 960 change the LUD for this parcel from RC:VLDR and R:RR to RC:VLDR. This request was made in November 2013 during a meeting between staff and the representative of the parcel in. Staff concurs that the current land use designation appears to be a technical error based on an old contour line.</p>	<p>Mr. Valenzuela's request may impact the conclusions in Draft EIR No. 521 because the RC:VLDR LUD he is requesting is more intense than the R:RR that was analyzed by EIR No. 521. Therefore, staff does not recommend making this change at this juncture</p> <p>Alternatively, a separate technical amendment to the General Plan may be processed in conjunction with Mr. Valenzuela's future proposal for subdividing the parcel, or the County may pursue this change along with changes to adjacent properties during the 2016 General Plan Update.</p>	1
659020026, 659020002, 659020003, 659020005	C-7	<p>Paul DePalatis (AICP) does not propose a land use change for his properties. However, he requests that the County remove or downgrade the Road Classification for Long Canyon</p>	<p>Mr. DePalatis' request may impact the conclusions in Draft EIR No. 521. The requested change to the circulation network may cause an increase in traffic on surrounding roads beyond those analyzed in EIR No. 521.</p>	4

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APN(s)	Figure	Requested Post-Production Changes to GPA No. 960	General Plan/EIR No. 521 Consistency	District
		<p>Road south of 18th Avenue from Major Highway (118' ROW) to Collector (74' ROW) due to flooding constraints and a lack of identified demand. His properties are located within the WCVAP. Mr. DePalatis presented this request during the 2014 Draft EIR Public Review Comment Period.</p>	<p>Therefore, staff does not recommend making this change at this juncture.</p> <p>County Transportation staff are in ongoing discussions with Mr. DePalatis concerning this roadway and a land use application currently under review by the County.</p>	
290160011	C-8	<p>Gary Laughlin, P.E. requests modification of a parcel within the Temescal Canyon Area Plan that would redesignate 1.7 acres from OS:CH to CD:VLDR and 0.2 acres from RR to CD:VLDR on behalf of the Kiley family that owns the property.</p> <p>The entire 34.14 acre property is currently designated RC: RR and the property owners submitted a request in 2008 for a County Initiated Foundation Amendment to change (C8-5) the LUDs from R:RR to OS:CH and CD:VLDR that the County. This was incorporated into GPA No. 960.</p> <p>The subject property is adjacent to CD:MDR, and also contains OS:CH and RC:RR which the owner feels would be complimentary to the requested new CD:MDR designation. Mr. Laughlin presented this new request during the 2015 Draft EIR Public Review Comment Period, and revised the request during the Planning Commission Hearing Process.</p>	<p>Mr. Laughlin's request may impact the conclusions in Draft EIR No. 521 because the CD:MDR LUD he is requesting is more intense than the CD:VLDR that was analyzed by EIR No. 521. Therefore, staff does not recommend making this change at this juncture.</p> <p>Provided that GPA No. 960 is approved, the landowner may submit a General Plan amendment with his/her land use application to change the LUD on the 5.6-acre piece of the parcel to CD:MDR.</p>	1

ATTACHMENT B(f):

**Riverside County Board of Supervisors
GPA No. 960 Updated Post-Production Change Requests**

Summary of Land Use Designations

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or Floor Area Ratio)
Agriculture	Agriculture (AG)	10 ac min.
Rural	Rural Residential (RR)	5 ac min.
	Rural Mountainous (RM)	10 ac min.
	Rural Desert (RD)	10 ac min.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.
	Very Low Density Residential (RC-VLDR)	1 ac min.
	Low Density Residential (RC-LDR)	0.5 ac min.
Open Space	Conservation (C)	N/A
	Conservation Habitat (CH)	N/A
	Water (W)	N/A
	Recreation (R)	N/A
	Rural (RUR)	20 ac min.
	Mineral Resources (Min)	N/A
Community Development	Estate Density Residential (EDR)	2 ac min.
	Very Low Density Residential (VLDR)	1 ac min.
	Low Density Residential (LDR)	0.5 ac min.
	Medium Density Residential (MDR)	2 - 5 du/ac
	Medium High Density Residential (MHDR)	5 - 8 du/ac
	High Density Residential (HDR)	8 - 14 du/ac
	Very High Density Residential (VHDR)	14 - 20 du/ac
	Highest Density Residential (HHDR)	20+ du/ac
	Commercial Retail (CR)	0.20 - 0.35 FAR
	Commercial Tourist (CT)	0.20 - 0.35 FAR
	Commercial Office (CO)	0.35 - 1.0 FAR
	Light Industrial (LI)	0.25 - 0.60 FAR
	Heavy Industrial (HI)	0.15 - 0.50 FAR
	Business Park (BP)	0.25 - 0.60 FAR
	Public Facilities (PF)	< 0.60 FAR
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR
Mixed Use Planning Area	(Variable)	

Area Plan Acronyms

Acronym	Area Plan
DCAP	Desert Center Area Plan
EAP	Eastvale Area Plan
ECVAP	Eastern Coachella Valley Area Plan
ELAP	Elsinore Area Plan
HAP	Highgrove Area Plan
HVVAP	Harvest Valley Winchester Area Plan
JURAP	Jurupa Area Plan
LMWAP	Lake Matthews Woodcrest Area Plan
LNAP	Lakeview Nuevo Area Plan
MVAP	Mead Valley Area Plan
PAP	Pass Area Plan
PVVAP	Palo Verde Valley Area Plan
RCBAP	Reche Canyon/Badlands Area Plan
REMAP	Riverside Extended Mountain Area Plan
SCMVAP	Sun City/Menifee Valley Area Plan
SJVAP	San Jacinto Valley Area Plan
SWAP	Southwest Area Plan
TCAP	Temescal Canyon Area Plan
WCVAP	Western Coachella Valley Area Plan

Figure A-1

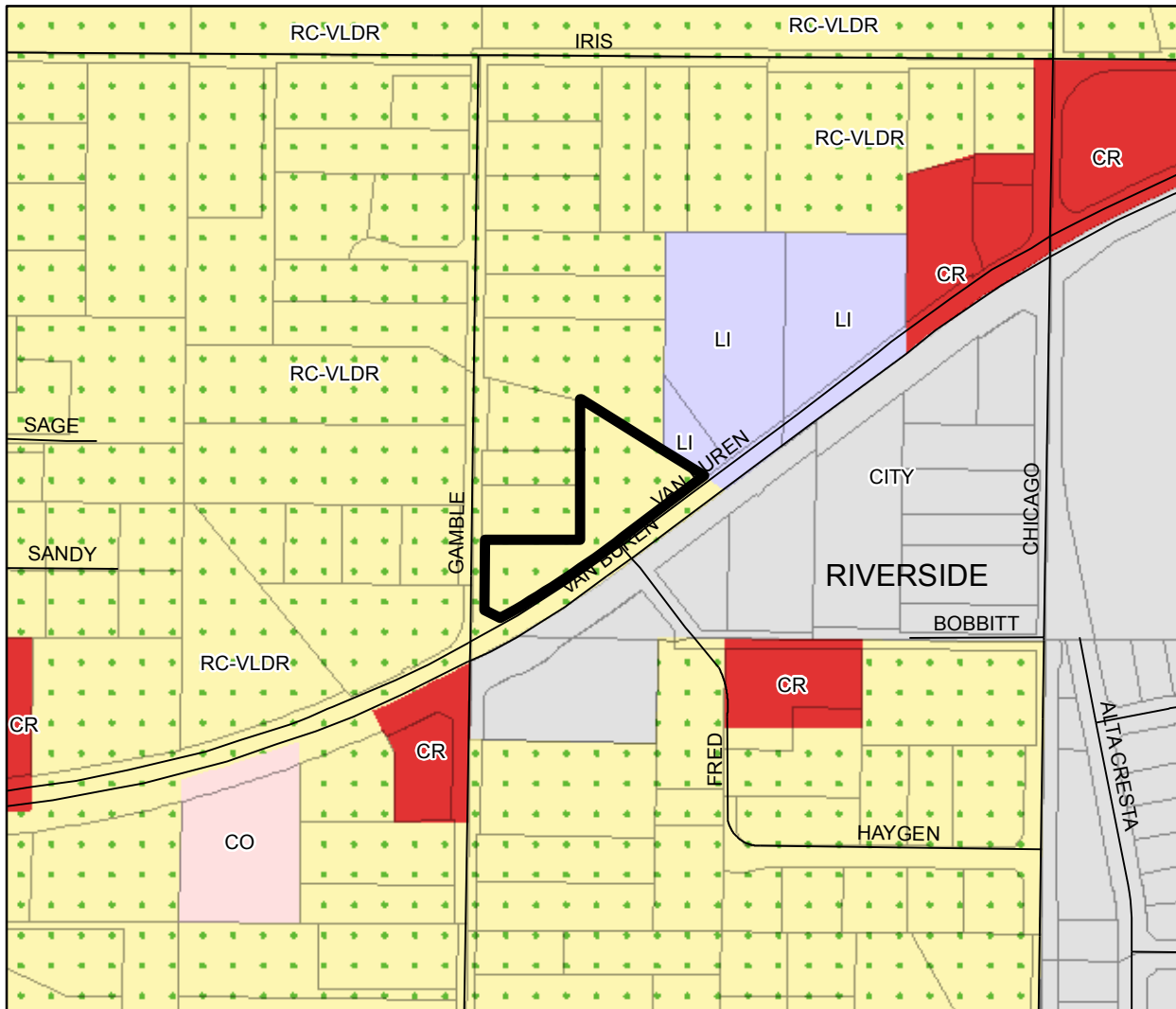
APN: 274120026 (parcel is outlined below in black)

Property Owner: Martin Caputo

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From RC: VLDR to RC:CR

Acres: 1.98 Gross



Mr. Caputo requests land use designation amendment to CR for his property in order to serve the community with a commercial establishment. Justification for the CR Land Use Designation:

- 1) property is located along Van Buren Blvd, a high-transit corridor; Connection rights to sanitary sewer facilities located within the City of Riverside, which was not available when RCIP 2003 was approved;
- 2) enhance the overall County Vision for the subject property; cost to develop, improve ROW, and underground utilities will not offset profits from developing one to three SFR; noise impact to a SFR will rise to a level of significance. CR will provide service to a growing community and tax revenue to the County.

Figure A-2

APN: 349330005

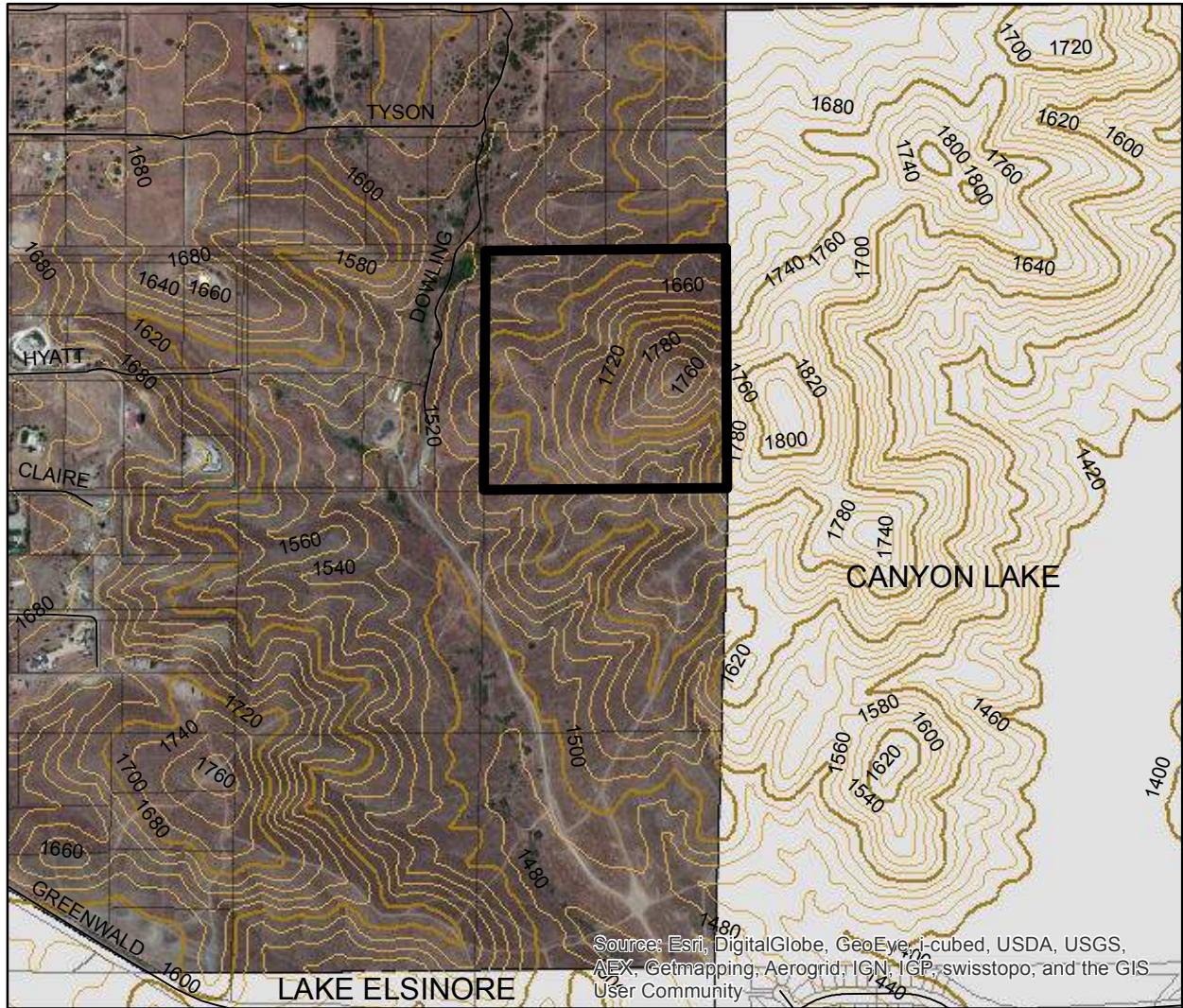
Property Owner: Nora Donston

Request: Modify GPA No. 960 land use amendment proposal to property

Proposed Land Use Designation Amendment: From OS:CH to RC:EDR

Proposed GPA No. 960 Land Use Designation Amendment: From OS:CH to RR and RM (Exhibit C2-9, see below)

Acres: 40



Contour Lines - 20 Feet

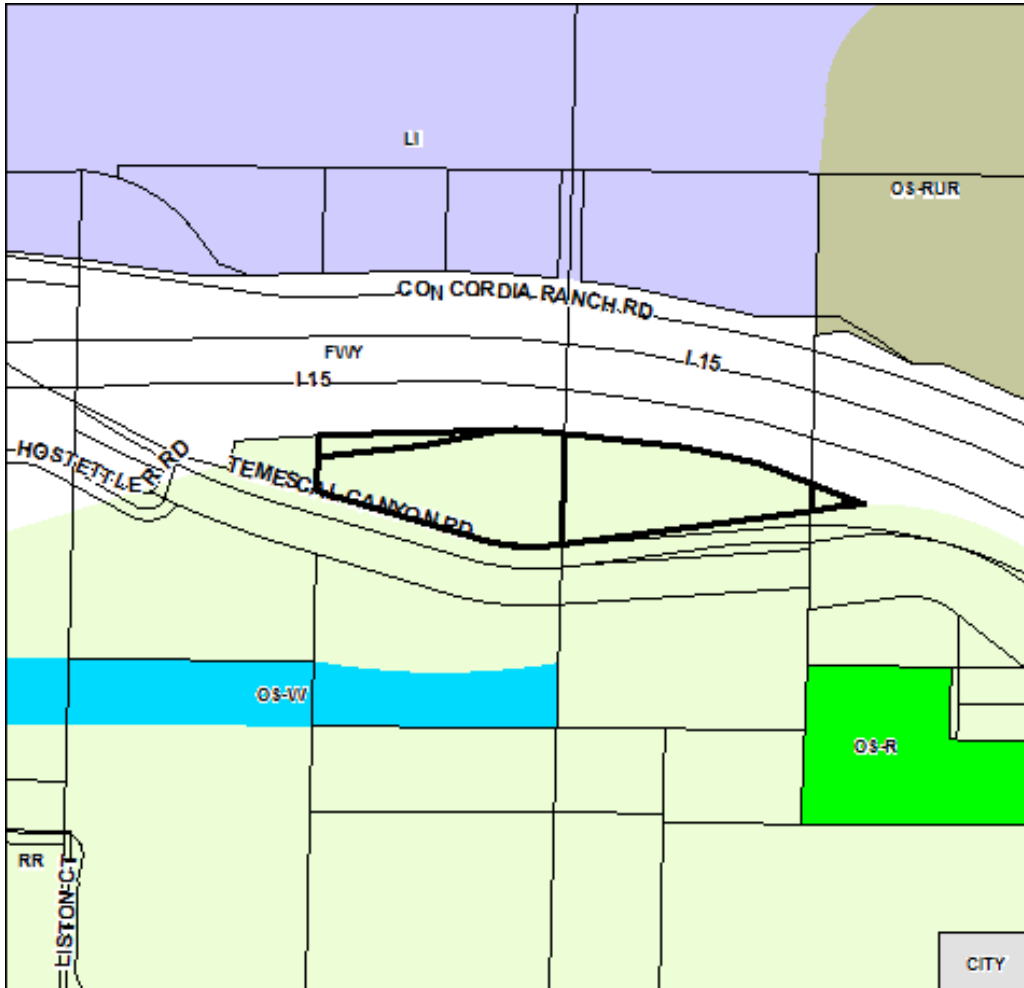
Nora Donston requests that her property located in the ELAP be redesignated to a LUD of RC: EDR. The property currently has an LUD of OS: CH and GPA No. 960 proposes that the property is split R:RR and R:RM. This parcel was included in GPA No. 960 to correct OS: CH on private property parcels. Ms. Donston prefers the same land use designation on her property as the neighboring parcel to the south, which is RC: EDR. Staff recommends R:RR to keep density low for this area.



GPA No. 960 Exhibit C2-9

Figure A-3

APNs: 391160013, 391160016, 391160018, 391180031, 391180033
Property Owner: Rick Warner
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: From R:RR to CD:LI
Acres: 7.2



Rick Warner requests that his properties located in the ELAP are included in GPA No. 960. He believes the current LUD was made in error in 2003. The properties currently have an LUD of R:RR and were not included in GPA No. 960. Mr. Warner proposes land use designation amendment to CD:LI for his property to be consistent with the existing zoning designation. This request was received during the June 2014 Draft EIR Public Review period.

Figure A-4

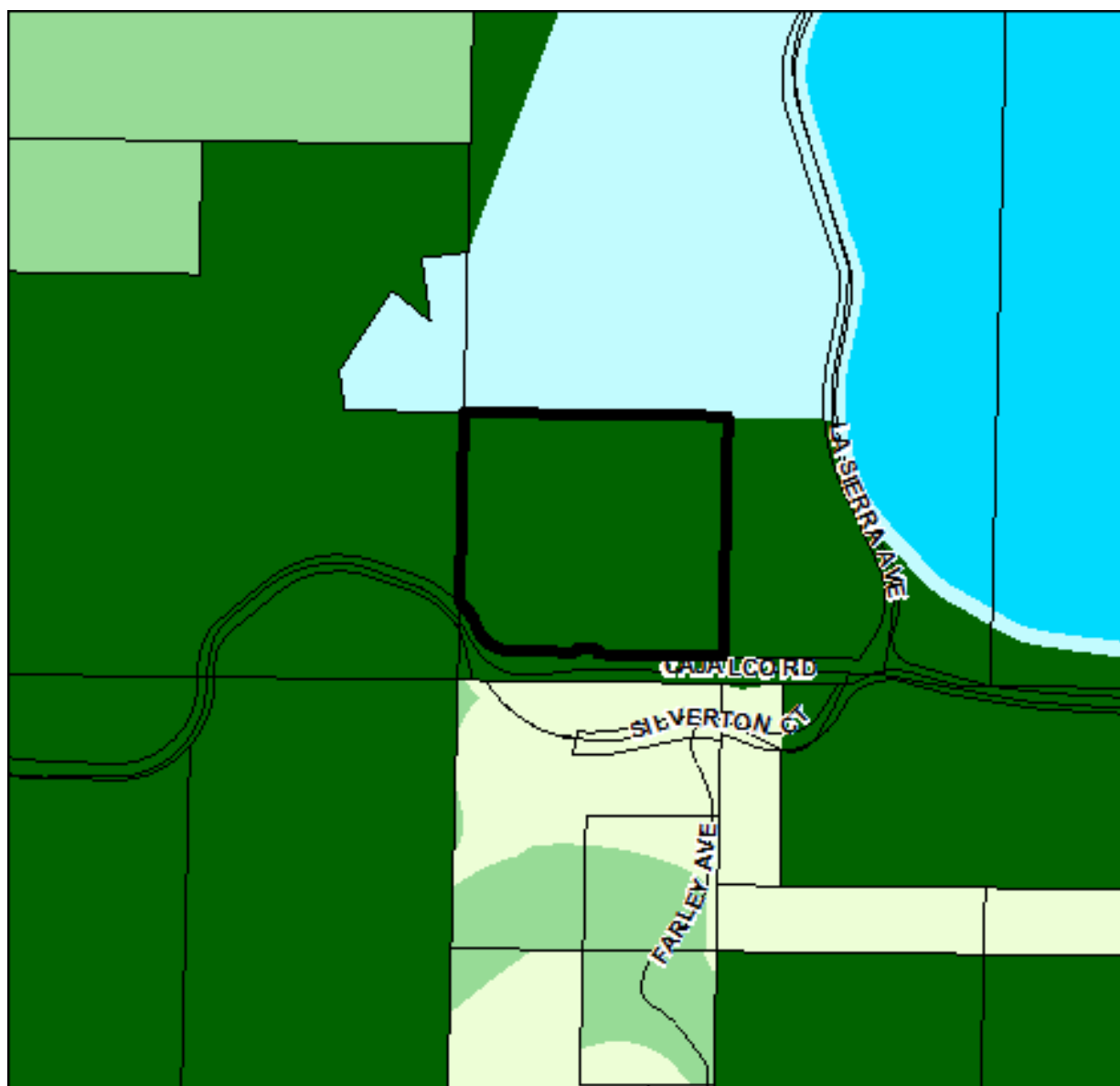
APNs: 278210022

Property Owner: Sam Chebeir

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From OS-CH to R:RR

Acres: 35.76



Sam Chebeir requests that his property is included in GPA No. 960 as R:RR. The property is located in the LMWAP. Mr. Chebeir flagged parcel as being erroneously labeled OS: CH and requests correction as part of GPA No. 960. Staff have not received a formal request from the property owners.

Figure A-5

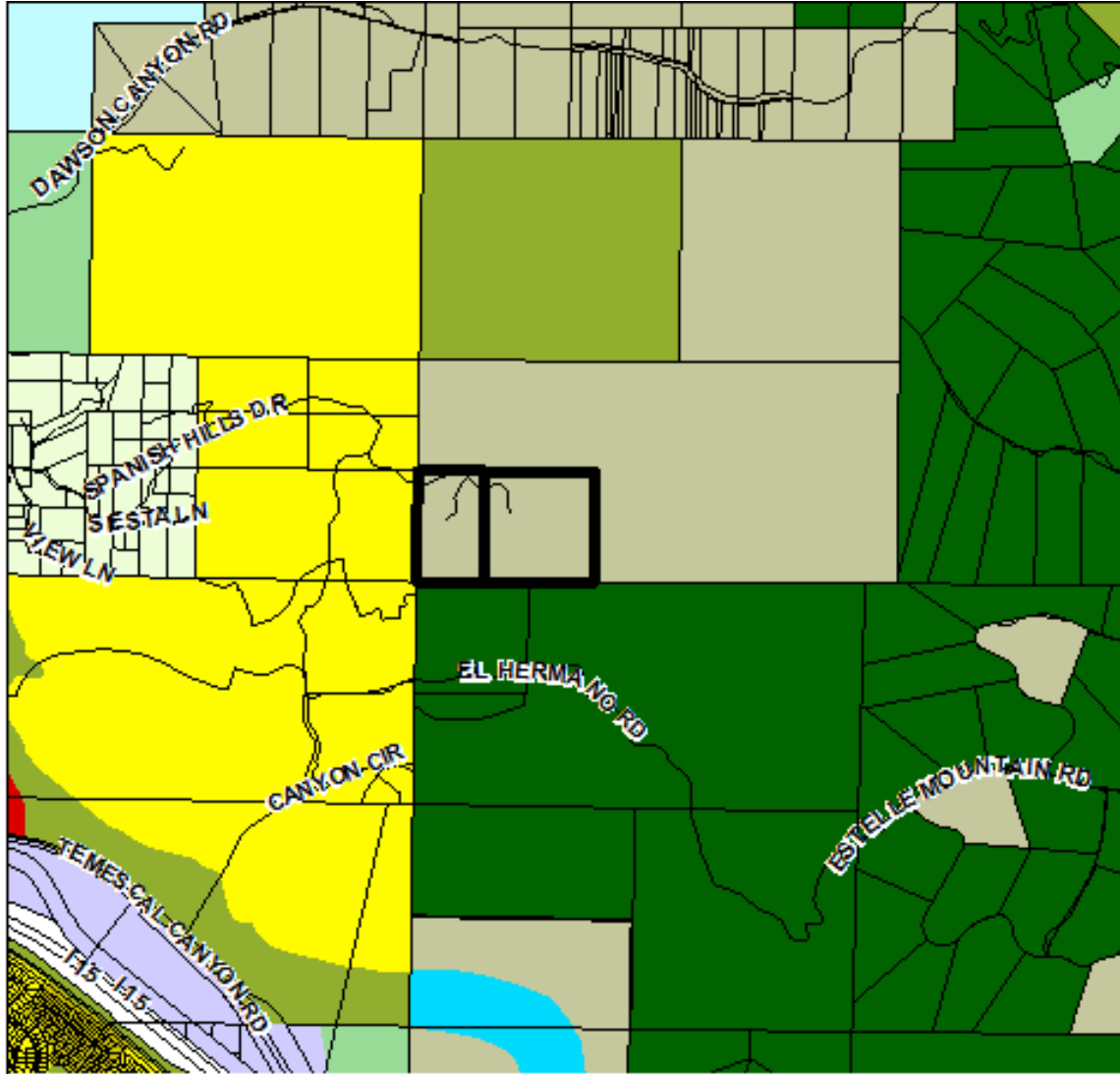
APNs: 289080005, 289080009

Property Owner: Robert and Barbara Paul

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From OS-RUR to CD:EDR

Acres: 64.3



Robert and Barbara Paul request that their properties are included in GPA No. 960 as CD: EDR. The properties are located in the LMWAP and have a current LUD of OS-RUR. They request the CD: EDR LUD for both parcels in order to be consistent with Toscana development that is immediately adjacent and west of the parcels, without Multispecies complications.

Figure A-6

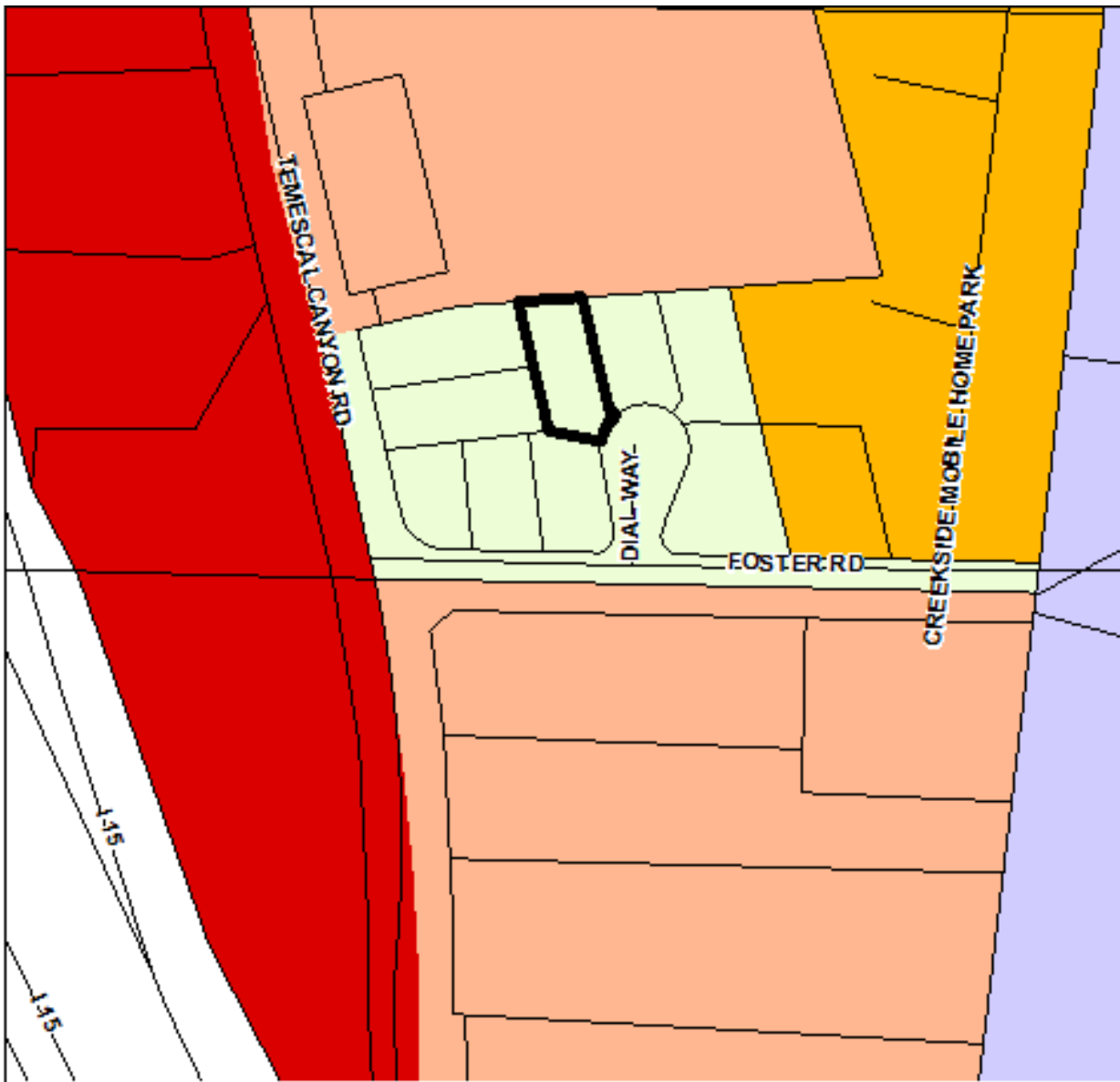
APNs: 282122006

Property Owner: Cheri Thompson

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From R:RR to CD:LI or CD:I.

Acres: 0.21



Cheri Thompson requests that her property is included in GPA No. 960 as CD:LI or High Industrial. Her property is located within the TCAP and has a current LUD of R:RR.

Figure A-7

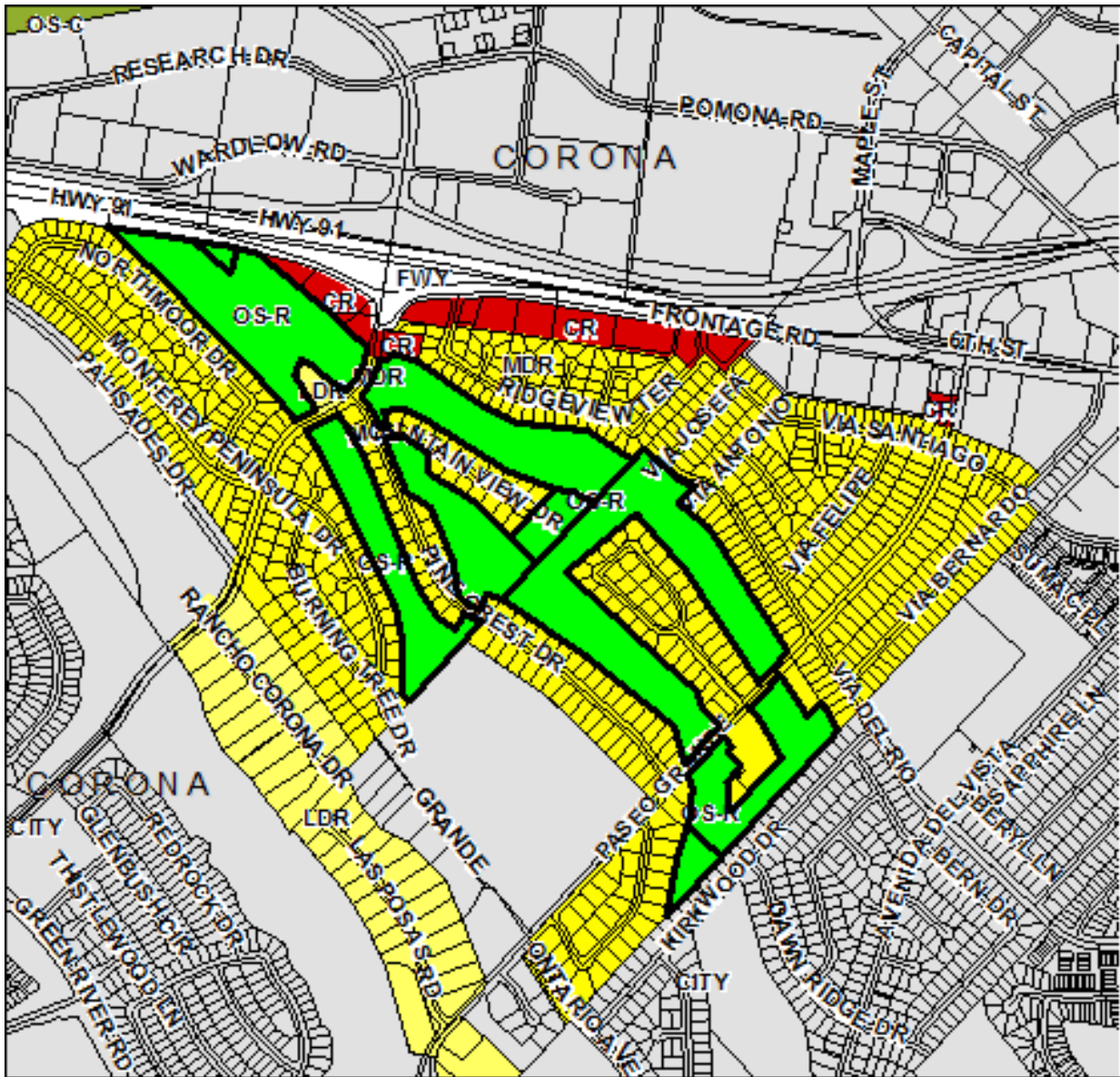
APNs: 102050005, 102050006, 102050008, 102050003, 102112008, 102050004, 102160003, 102192017, 102203007

Property Owner: Ming Lee (Mountain View Golf Course)

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From OS: R to MDR or HDR.

Acres: 82.25



Min Ling Lee (Mountain View Golf Course) requests that her properties located in the TCAP are included in GPA No. 960. Ms. Lee is requesting land use designation amendment from OS: R to CD:MDR or CD:HDR for her property. The property owner would like to convert the golf course use into residential units. Her representatives were advised by Frank Coyle and John Field to submit a Foundation Component General Plan Amendment in 2016. No formal letter to request inclusion into GPA No. 960 was submitted.

Figure A-8

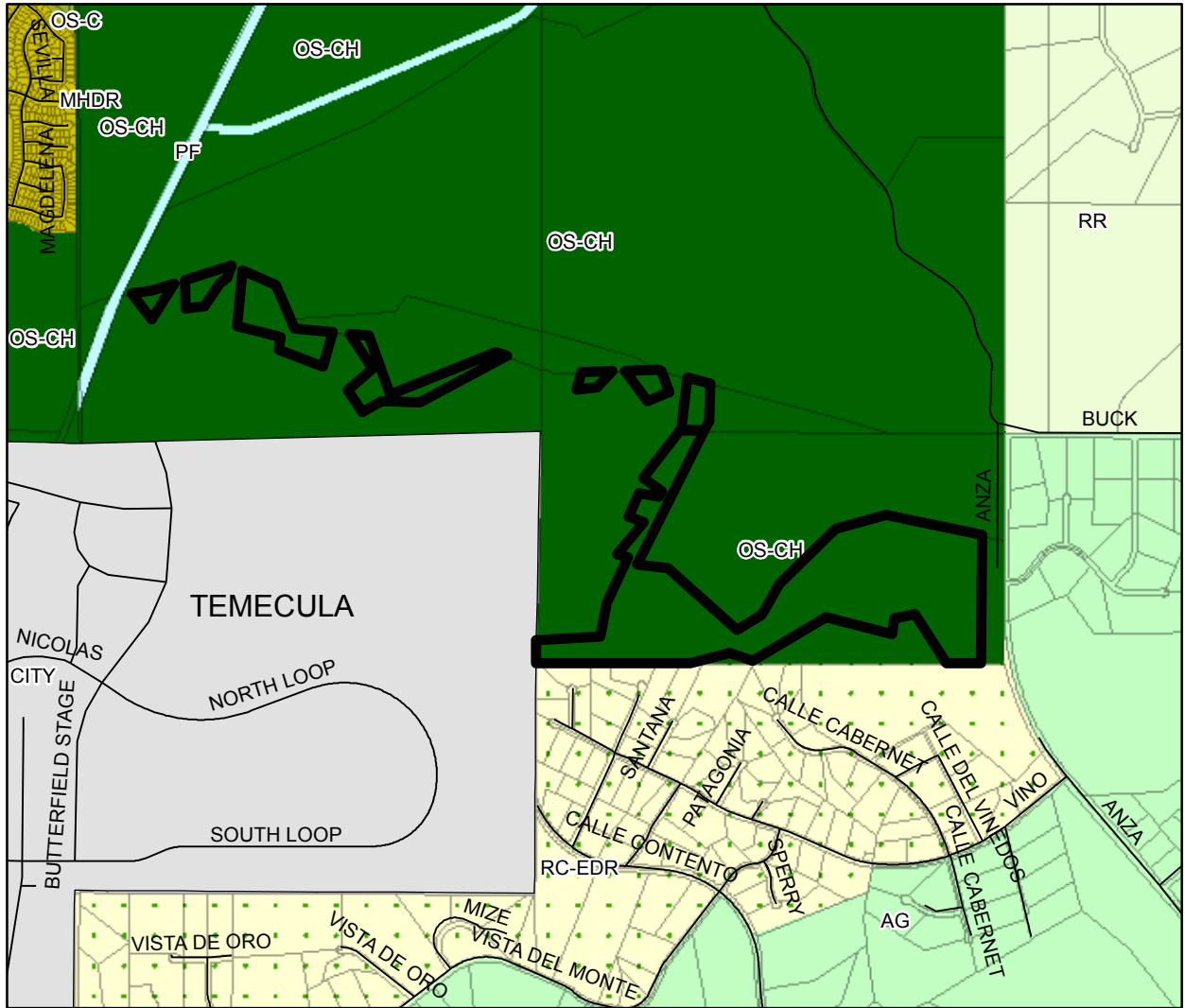
APNs: 964180015, 964150005, 964150004, 964150003, 964150009, 964150008, 964150007, 964150006

Property Owner: Regents of the University of California

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From OS: CH to RC: EDR for 964180015

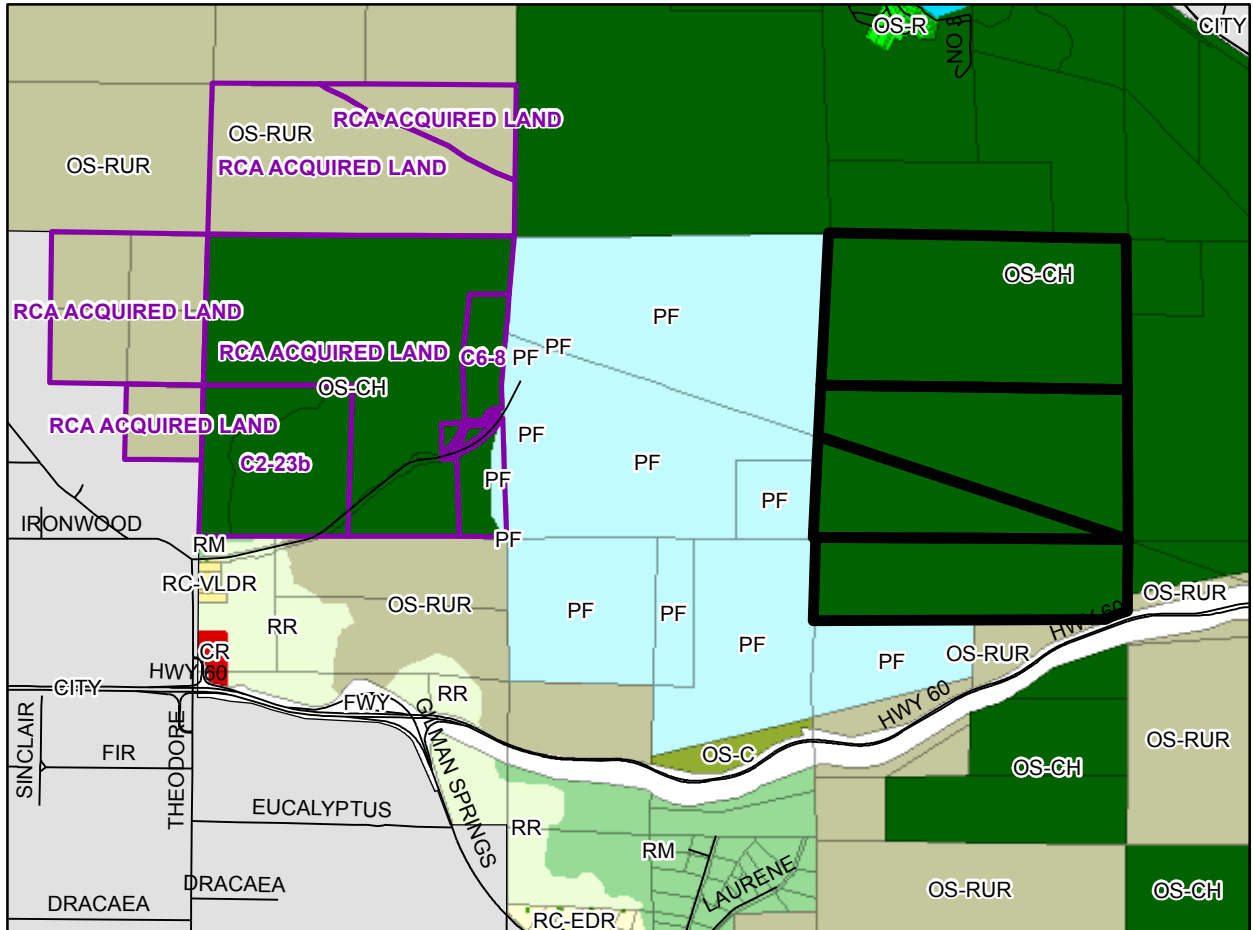
Acres: 112.21



Properties were not granted for conservation purposes; thus, the properties' land use designated of OS: CH is an error. The representative of Regents of University of California is requesting RC: EDR for parcel 964-180-015 to be consistent with the land use designation as the parcels to the south. Parcel 964-180-015 is their primary concern.

Figure A-9

APNs: 422050027, 413140011, 413140022, 413140009 (parcels are outlined below in black)
 Property Owner: Riverside County Waste Management
 Request: Inclusion into GPA No. 960
 Proposed Land Use Designation Amendment: OS: CH to PF
 Acres: 630



Waste Management requests inclusion into GPA No. 960 to amend the land use designation of approx. 630 acres of the parcels listed above for future expansion of the Badlands Landfill operations. General Plan policy LU 7.2 allows public facilities in any other land use designation except for the OS: C and OS: CH land use designations; thus, this amendment is needed for the landfill expansion. Staff proposes an alternative land use designation of OS: RUR; which permits public facility operations and keeps the land use designation within the Open Space Foundation Component.

The areas highlighted in purple above are other proposed GPA No. 960 amendments. The proposed land use designation for the RCA acquired properties is OS: CH. Exhibit C2-23b and C6-8 are shown below.



GPA No. 960 Exhibit C2-23b



GPA No. 960 Exhibit C6-8

Figure A-10

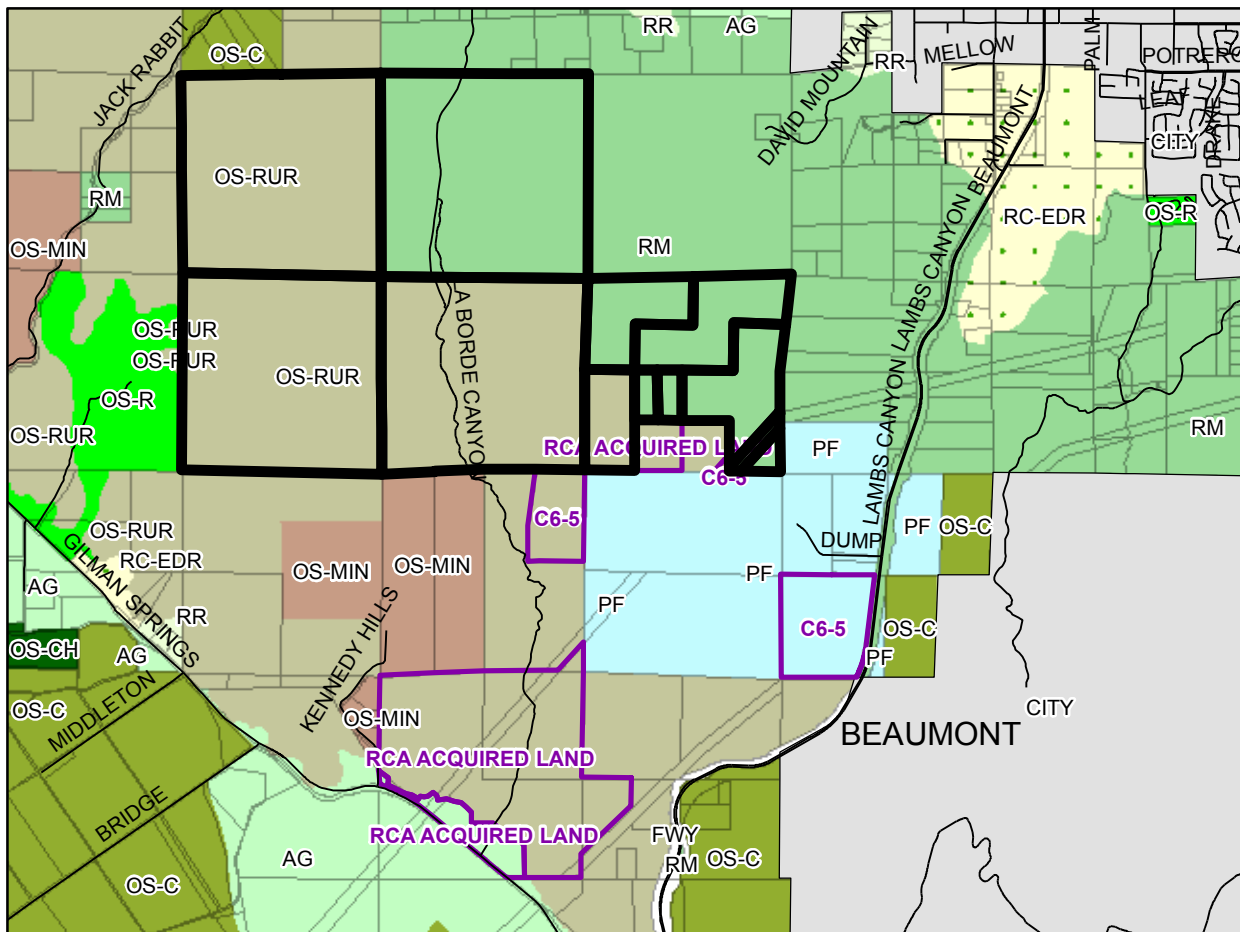
APNs: 421190011, 421190012, 421190004, 421190002, 421190003, 421190005, 421190006, 421080001, 421190001, 421190007, 422220018, 422240003 (parcels are outlined below in black)

Property Owner: Riverside County Waste Management

Request: Inclusion into GPA No. 960

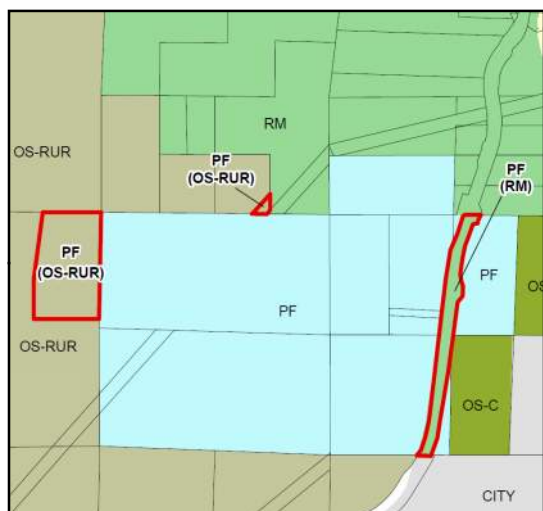
Proposed Land Use Designation Amendment: OS: CH to PF

Acres: 630



Waste Management requests inclusion into GPA No. 960 to amend the land use designation of approx. 3,029 acres of the parcels listed above for future expansion of the Lambs Canyon Landfill operations. General Plan policy LU 7.2 allows public facilities in any other land use designation except for the OS: C and OS: CH land use designations; thus, this amendment is not needed for the landfill expansion.

The areas highlighted in purple above are other parcel specific land use designation amendments proposed in GPA No. 960. The proposed land use designation for the RCA acquired properties is OS: CH. Exhibit C6-5 is shown below.



GPA No. 960 Exhibit C6-5

Figure A-11

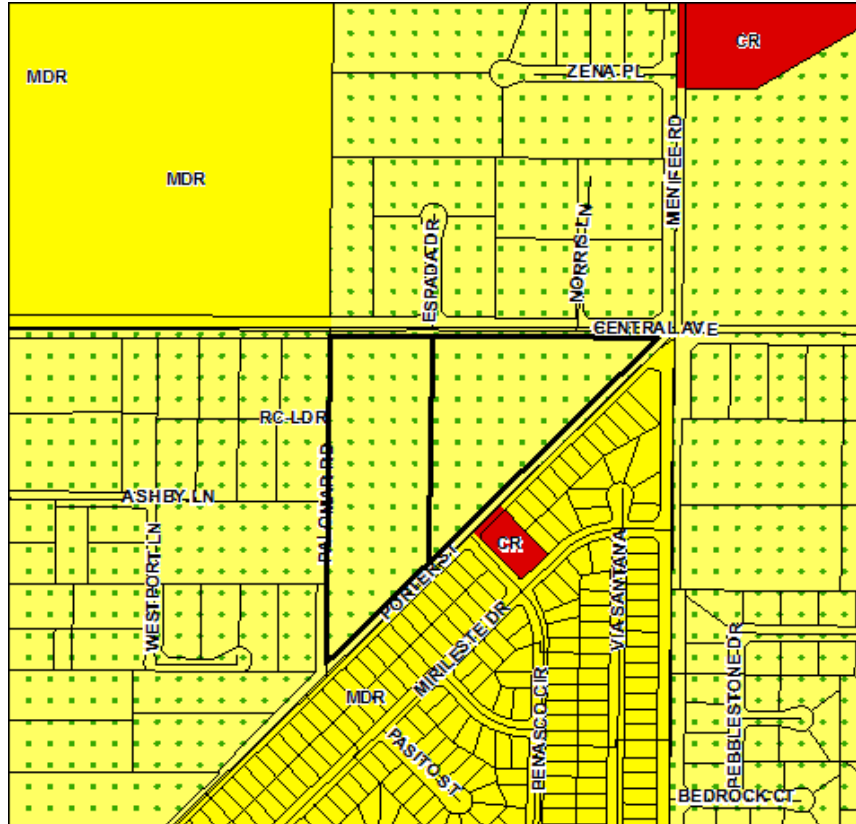
APNs: 309060001,309060004

Property Owner: Richard Marcus (Represented by Beau Cooper)

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From RC-LDR to CD:MDR

Acres: 18.39



Beau Cooper (representing Richard Marcus) requests inclusion in GPA No. 960. His properties are located in the LNAP. Mr. Marcus requests a land use designation amendment from a current LUD of RC: LDR to CD:MDR for his properties. Surrounding land use designations are predominately CD:MDR and his properties are bordered by the largest CD:CR designated area in LNAP. Argues that traffic generated by the circulation pattern is not compatible with that of a "rural community."

Figure A-13

APN: 654170004 (parcel is outlined below in black)

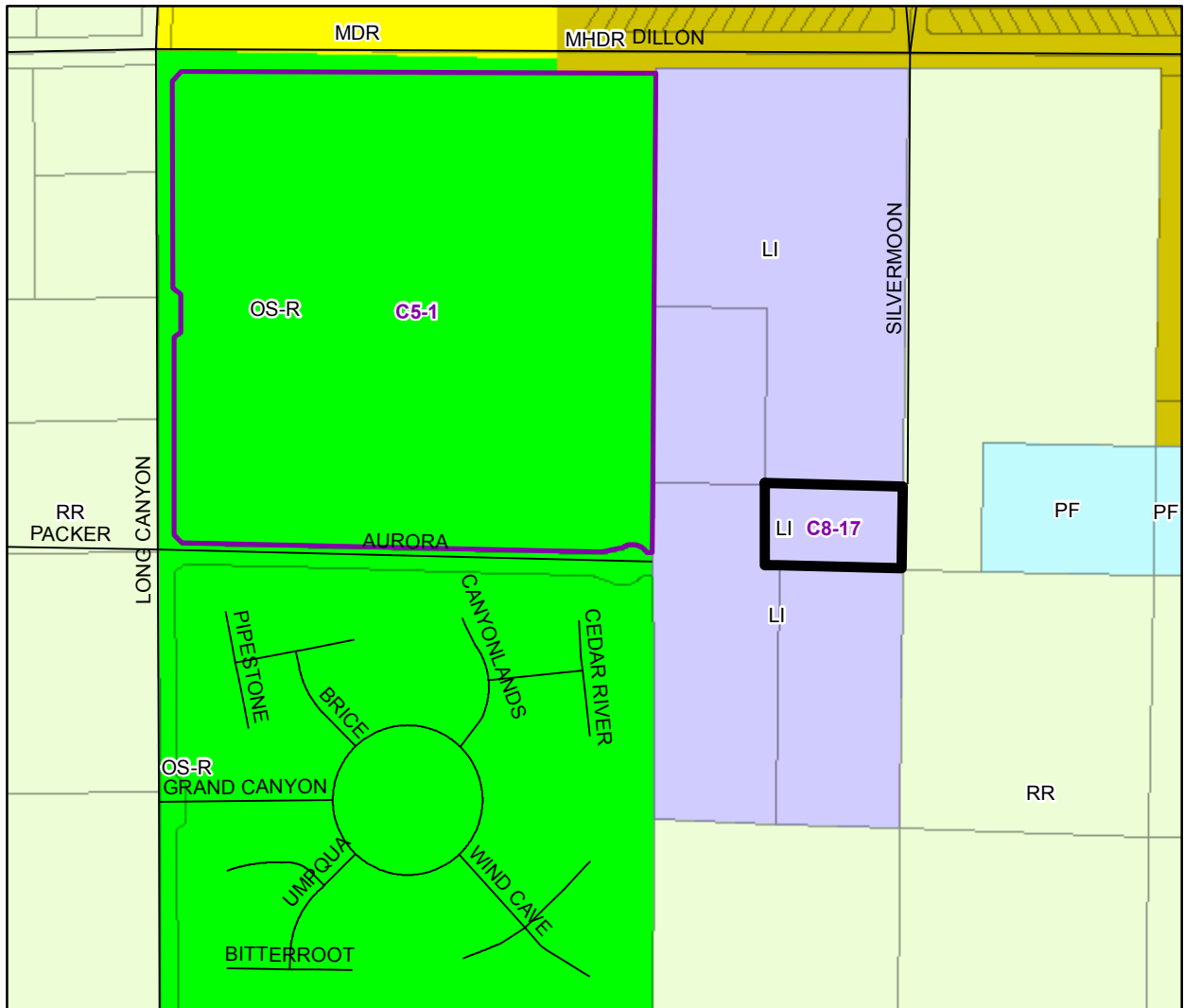
Property Owner: Cindy Nance

Request: Modification of GPA No. 960 proposed land use designation amendment

Proposed Land Use Designation Amendment: From CD:LI to CD:LDR

Proposed GPA No. 960 Land Use Designation Amendment: From CD:LI to CD:LDR (Exhibit C8-17)

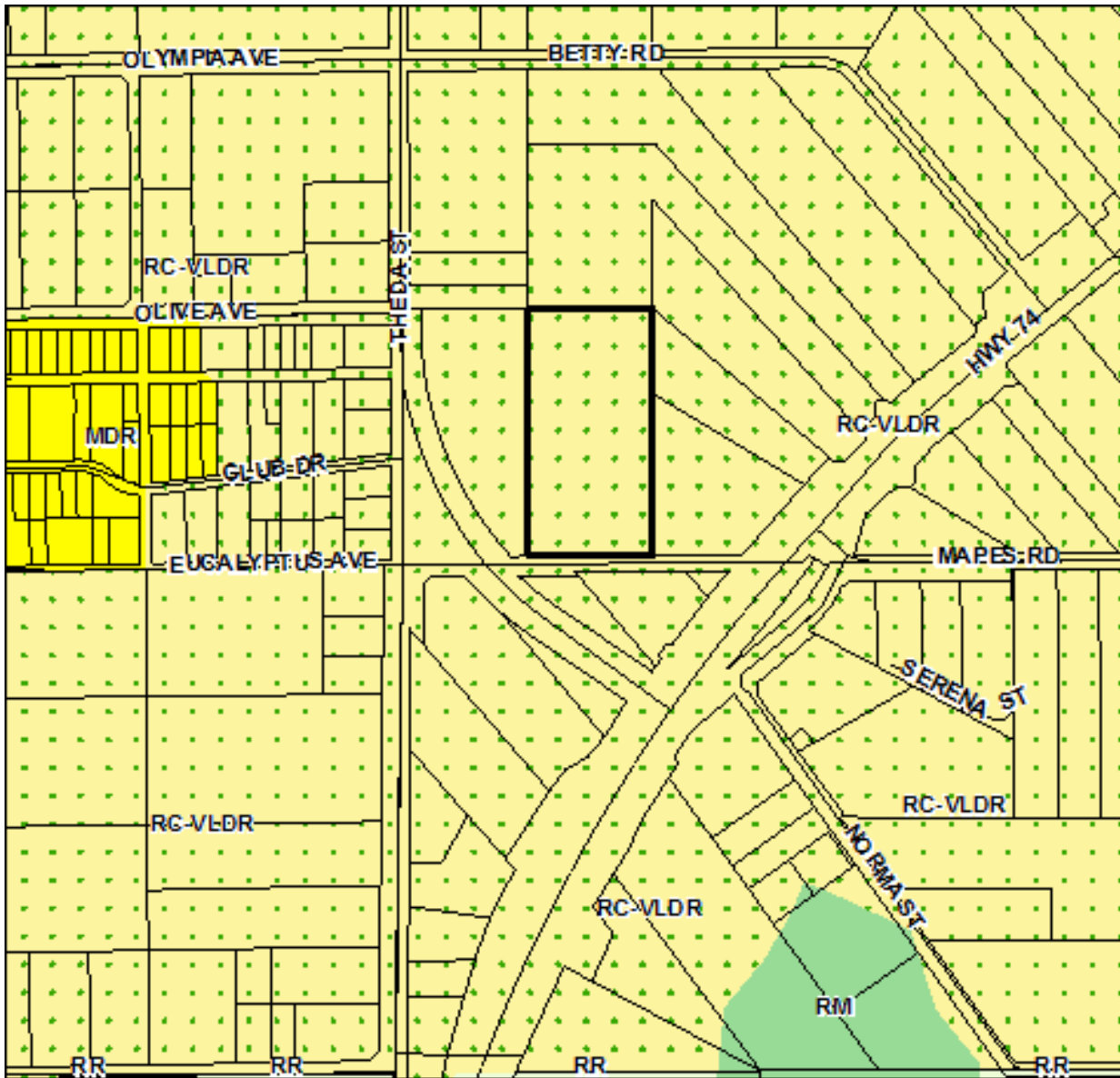
Acres: 1.87



Cindy Nance requests a modification to GPA No. 960 for her property located within the WCVAP. Her property is currently designated CD:LI. Ms. Nance initially requested Rural Residential and now is requesting Low Density Residential for her property. She is concerned she would not be able to rebuild the structure on R:RR designated land. Originally she requested Rural Residential to be consistent with the underlying zone W-2 so that her home can remain at this location. Her request is now to CD:LDR so that the current use (a bed and breakfast that utilizes the hot springs) can continue. This request was received during the June 2014 Draft EIR Public Review period.

Figure A-14

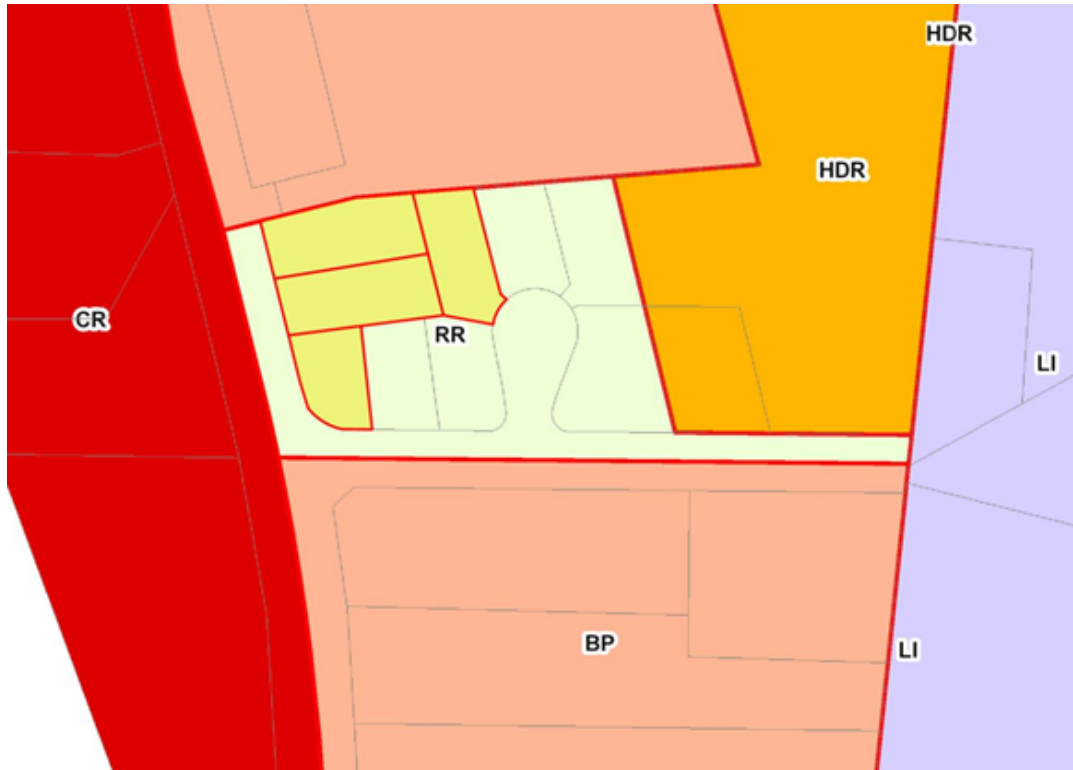
APNs: 342210005
Property Owner: Patrick Hsu
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: From RC-VLDR to CD:LI
Acres: 4.76



Patrick Hsu requests inclusion into GPA No. 960. His parcel is located within the MVAP and is currently designated RC-VLDR. Mr. Hsu requests that his parcel is redesignated to Light Industrial in order to enlarge the CD:LI footprint within the area and for consistency with neighboring land uses. This request was received during the February 2015 Draft EIR Response to Comments period.

Figure A-15

APNs: 28212006, 282122001, 282122002, 282122003
Property Owner: Pete Peterson and Mel Vander Molen
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: From R:RR to CD:CR
Acres: 2



Pete Peterson and Mel Vander Molen request the redesignation four adjacent ¼ acre parcels from RR to CR.

Figure A-16

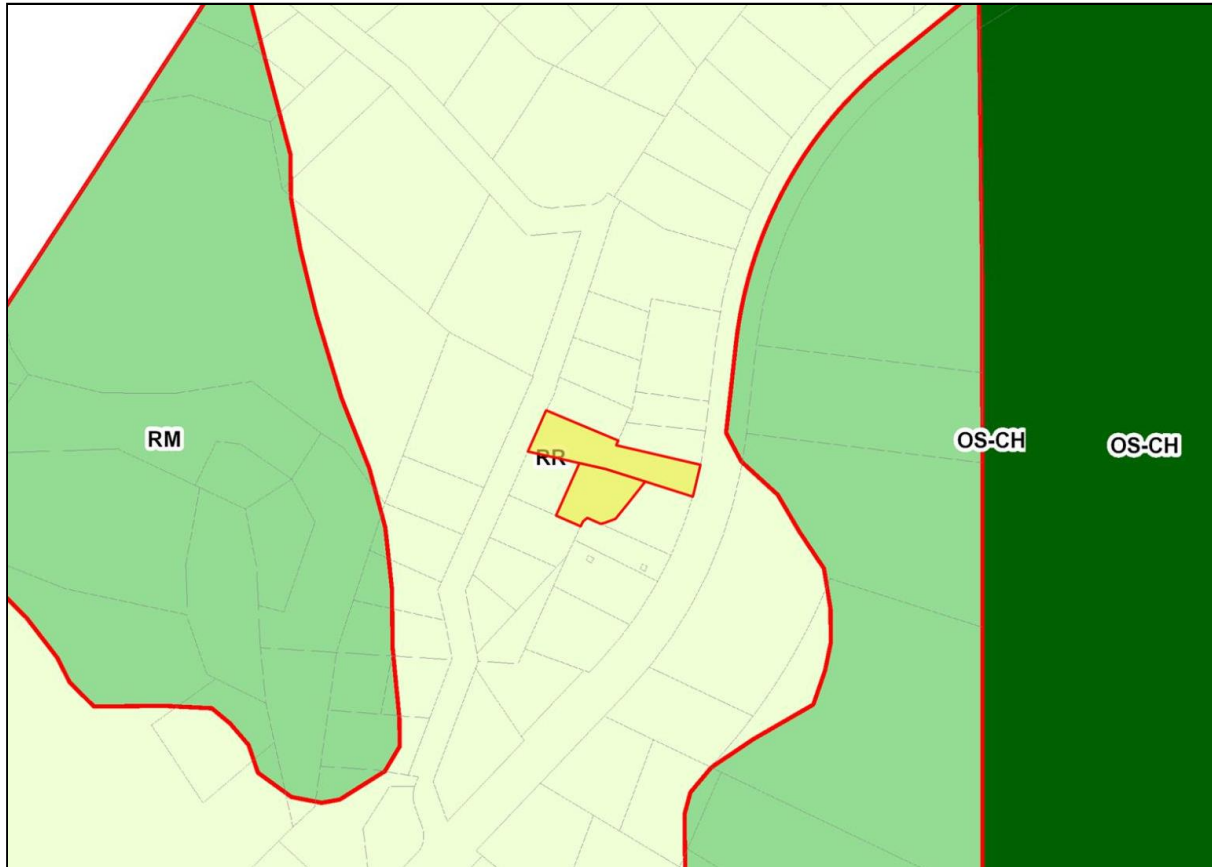
APNs: 386060048, 386060019

Property Owner: Diana and William Powell

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: R:RR to Community Development (CD) use

Acres: 0.77 Acres



In regards to Land Use Designation, the Powell's property is designated as R:RR. Redesignation of the property to the requested uses would require a redesignation from to a Community Development (CD) foundation use.

Figure B-1

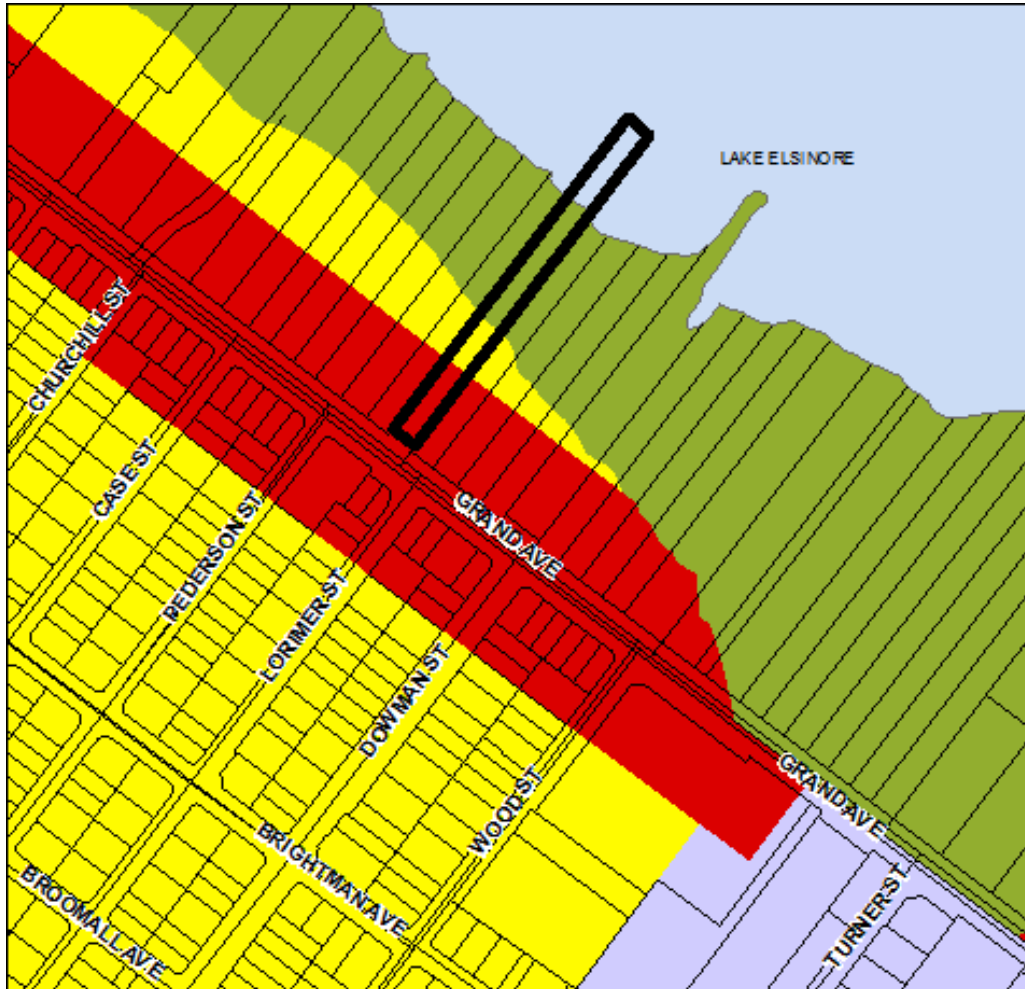
APNs: 381200021

Property Owner: Albert Avelar

Request: Exclusion from GPA No. 960

Proposed Land Use Designation Amendment: CD:MDR to OS:C, CD:MDR and CD:CR.

Acres: 1.28



Albert Avelar requests exclusion from GPA No. 960. His property is located within the ELAP. Mr. Avelar opposes the proposed GPA No. 960 land use amendment to his property and requests for the land use designations for his property remain as is. His property has a current LUD of OS: C, CD:MDR, and CD:CR. GPA No. 960 proposes to amend his LUD to MDR (as part of Lakeland Village). His existing lot width is approx. 63 ft., existing CR designated portion is approximately 0.26 acres, existing CD:MDR designated portion is approx. 0.17 acres. This comment was received during the 2014 and 2015 Draft EIR Public Review Response to Comments period.

Figure B-2

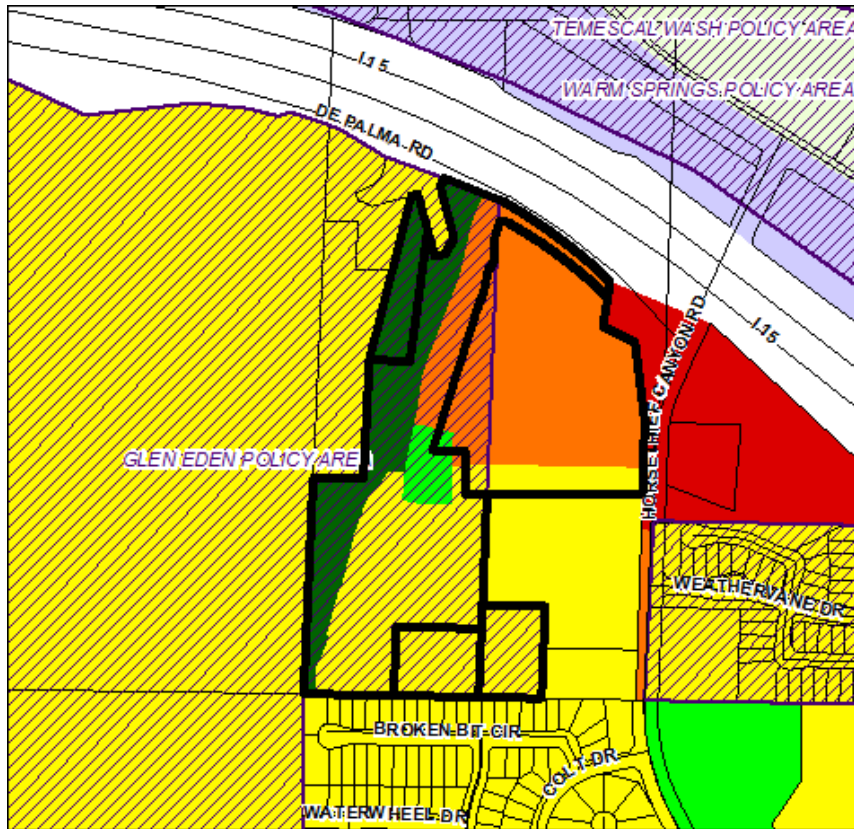
APNs: 391090006, 391090007, 391090016, 391090045, 391090046

Property Owner: Joel Morse

Request: Correction in GPA No. 960

Proposed Land Use Designation Amendment: Removal of parcels from the Glen Eden Policy Area.

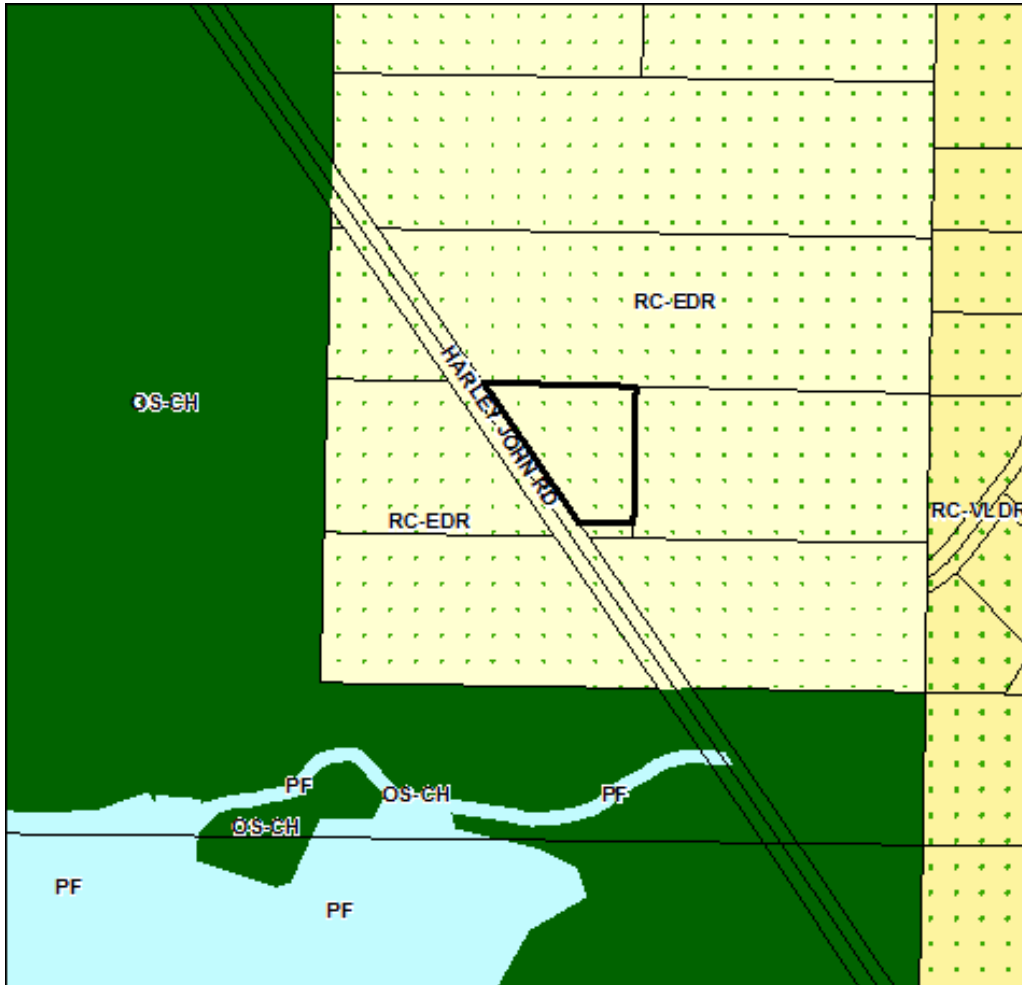
Acres: Approx. 27



Joel Morse requests a correction in GPA No. 960 maps and RCLIS layer and does not request a LUD change. His properties are designated OS: CH, CD:VHDR, OS: R, and CD:MDR and retain their designation with GPA No. 960. The properties are located within the ELAP. However, according to SAM Horsethief LLC, the request is correct. GPA No. 960 maps and Map My County (previously RCLIS) layer for Glen Eden Policy Area boundary as approved by GPA No. 658 for SP 152A3. It is recommended that the County remove the parcels from the Glen Eden Policy Area.

Figure B-3

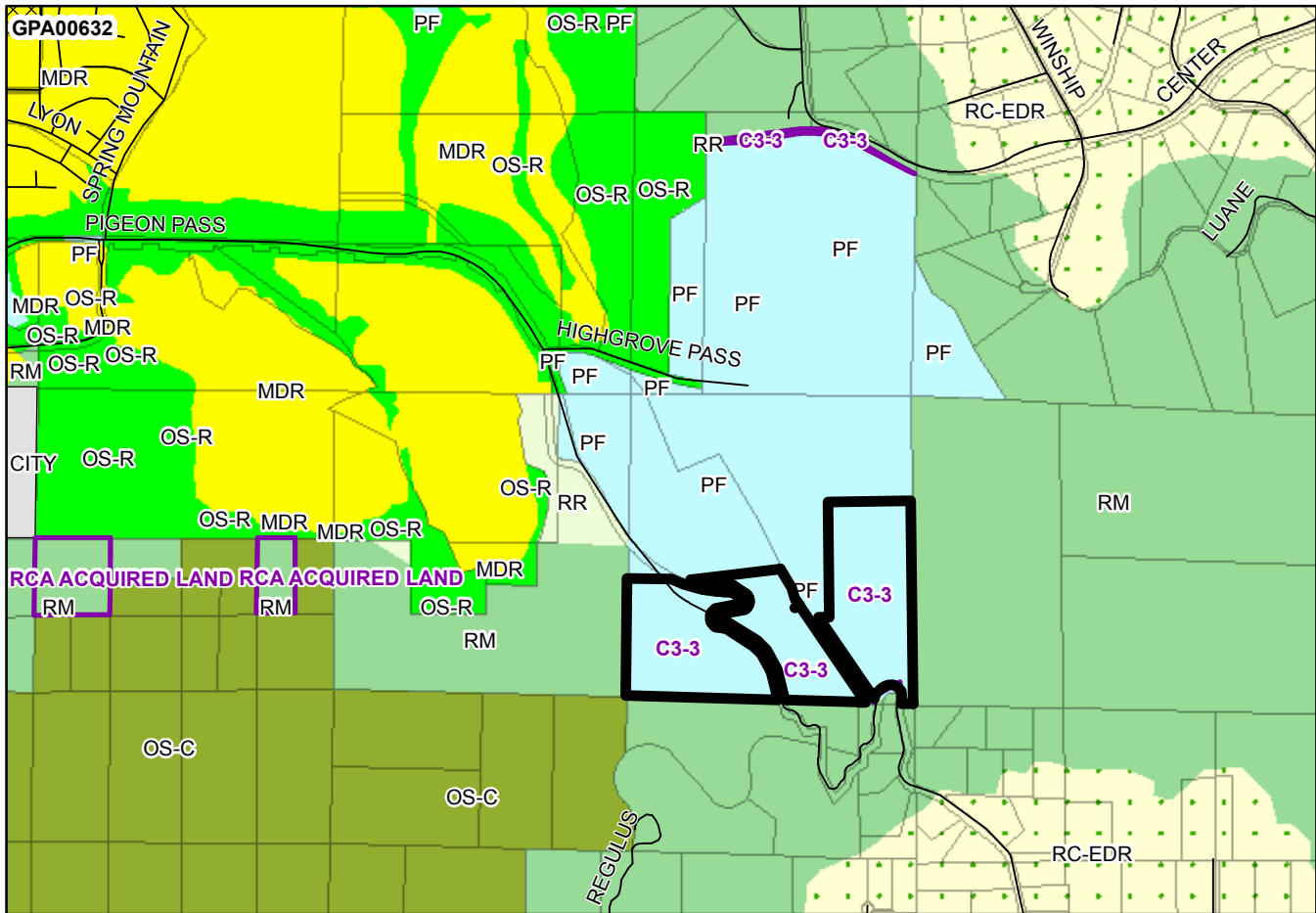
APNs: 285160041
Property Owner: Russell Chra
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: From RC-EDR to RC-VLDR
Acres: 1.41



Russell Crha requests inclusion in GPA No. 960. His property is currently designated as RC:EDR and are located in the LMWAP. Mr. Crha maintains that his family has owned the parcel for 20+ years and it was originally part of the parcel to the west (APN 285-160-019) until Harley John Road was extended and cut the original parcel in two. He now has one legal parcel but two APNs. The parcel in question now does not meet the minimum size requirement for development. For this reason, Mr. Crha asks that County allow RC:VLDR so that this parcel may be developed or sold.

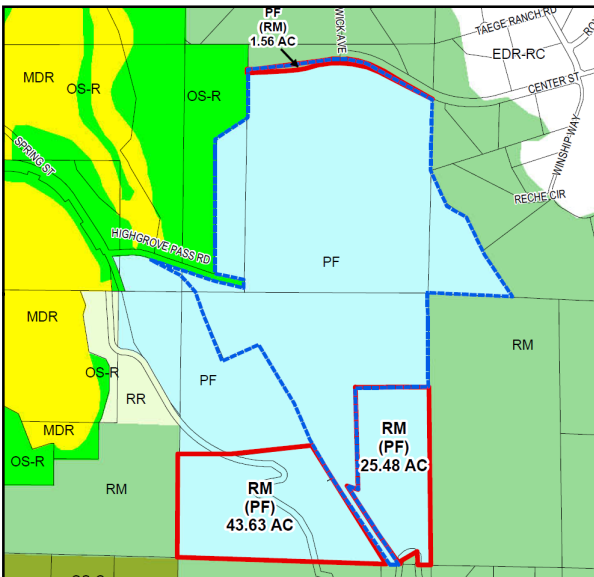
Figure B-4

APNs: 257180018, 257180020 (parcels outlined in black below)
 Property Owner: RCA owns property in fee
 Request: Modification of GPA No. 960 proposed land use designation amendment
 Proposed Land Use Designation Amendment: PF to OC:CH
 Proposed GPA No. 960 Land Use Designation Amendment: PF to RM
 Acres: 69.11



This property is owned in fee by RCA; therefore, the land use designation should remain OS: CH.

GPA No. 960 proposed land use designation amendment is shown below on Exhibit C3-3. The other land use designation amendments proposed by GPA No. 960 is highlighted in purple. The proposed land use designation for the RCA acquired parcels is OS: CH.



GPA No. 960 Exhibit C3-3

Figure B-5

APN: 917240011

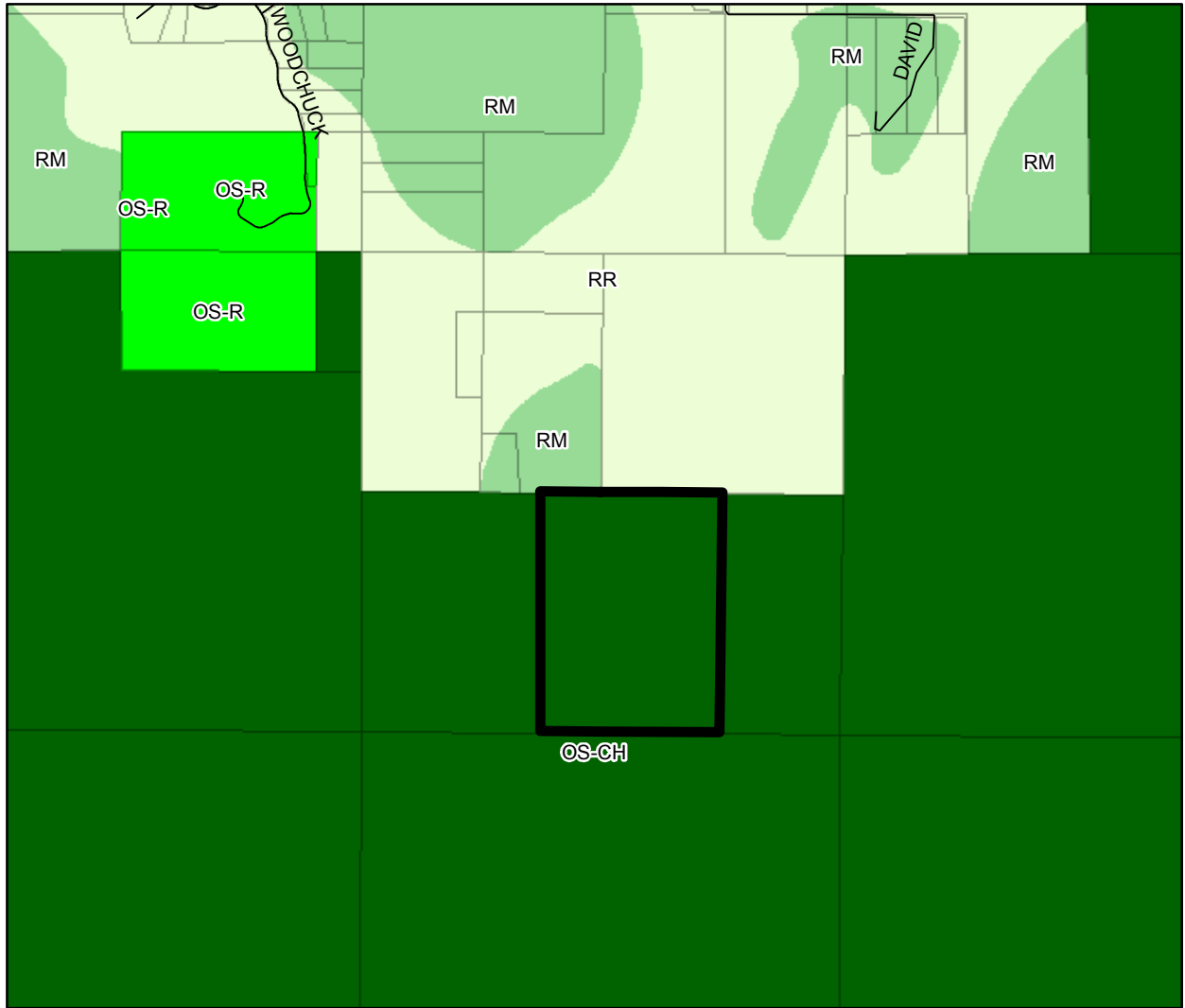
Property Owner: Ownership is currently being transferred to RCA

Request: Exclusion from GPA No. 960 Exhibit 2-13b

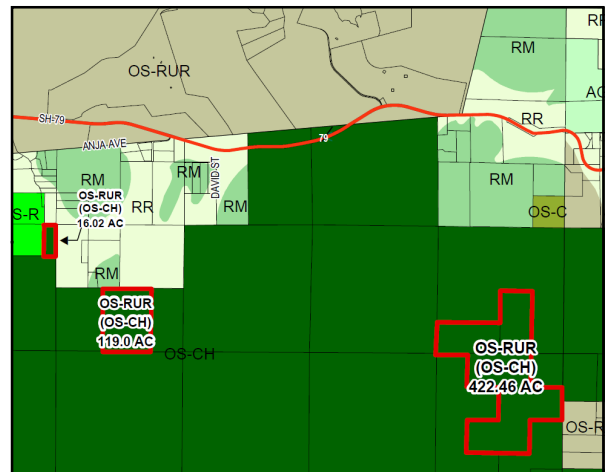
Proposed Land Use Designation Amendment: remain as is, OS: CH

Proposed GPA No. 960 Land Use Designation: From OS: CH to OS: RUR (see below GPA No. 960 Exhibit 2-13b)

Acres: 119



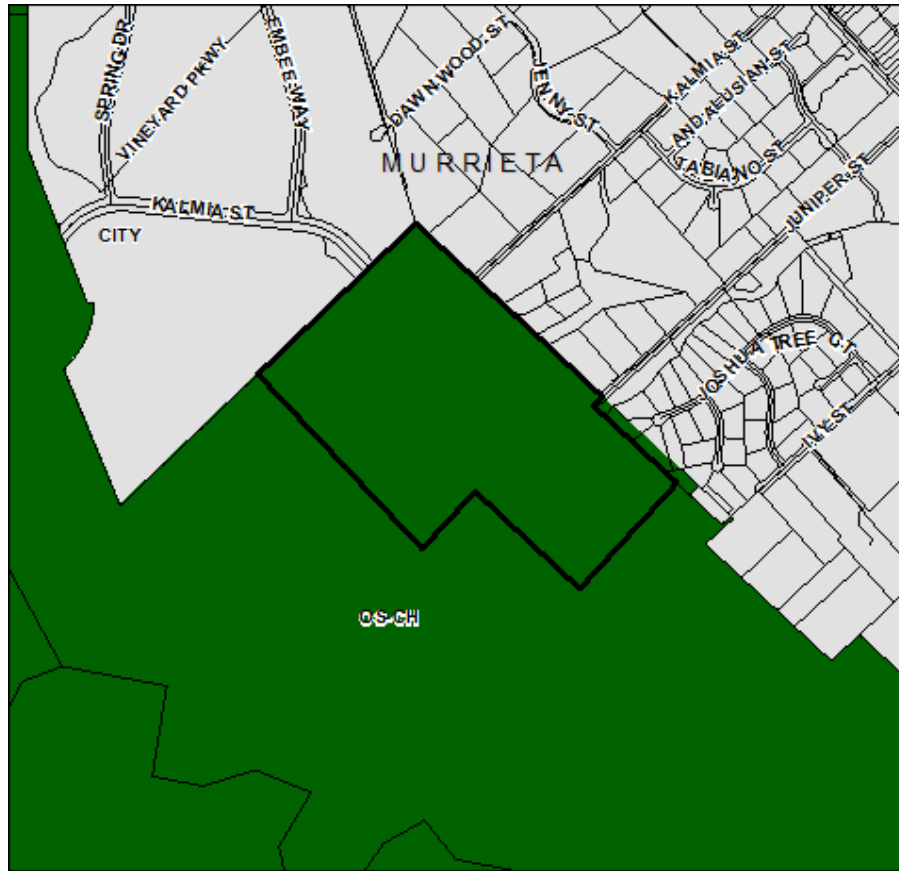
The property ownership is being transferred to RCA; therefore, RCA requests OS:CH land use designation instead of OS: RUR that is proposed as part of GPA No. 960.



GPA No. 960 Exhibit C2-13b

Figure B-6

APNs: 904040087
 Property Owner: RCA (Sent via Charles Landry)
 Request: Exclusion GPA No. 960
 Proposed Land Use Designation Amendment: Retain OS:CH
 Acres: 99.29



Charles V. Landry requests exclusion from GPA No. 960 and to retain his LUD of OS: CH. His property is located in the SWAP. He argues that the property is owned in fee by RCA; therefore, the land use designation should remain OS: CH. The proposed amendment was a part of GPA No. 716. This request was received during the June 2014 Draft EIR Public Review period.



Figure B-7

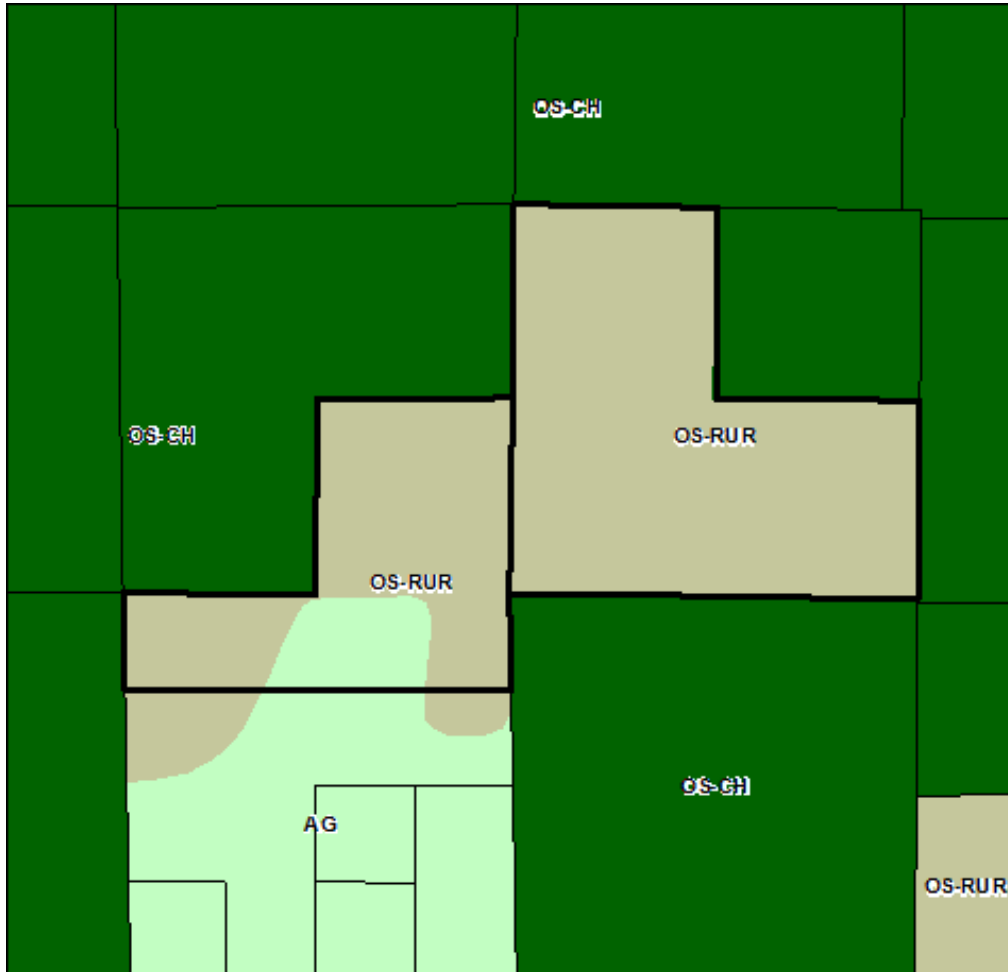
APNs: 565020029, 567020033

Property Owner: San Bernardino National Forest (Via Heidi Lake Hogan)

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From AG to OS:R or OS:C

Acres: 738.63



The San Jacinto Ranger District, San Bernardino National Forest requests inclusion into GPA No. 960 or consideration for the next update cycle. The properties are located within the REMAP and are currently designated OS: RUR and AG. The District requests an LUD of OS: C or OS:R for the properties, which were recently purchased by USDA-Forest Services for conservation/ limited recreational purposes. Staff recommends an LUD of OS:R

Figure B-8

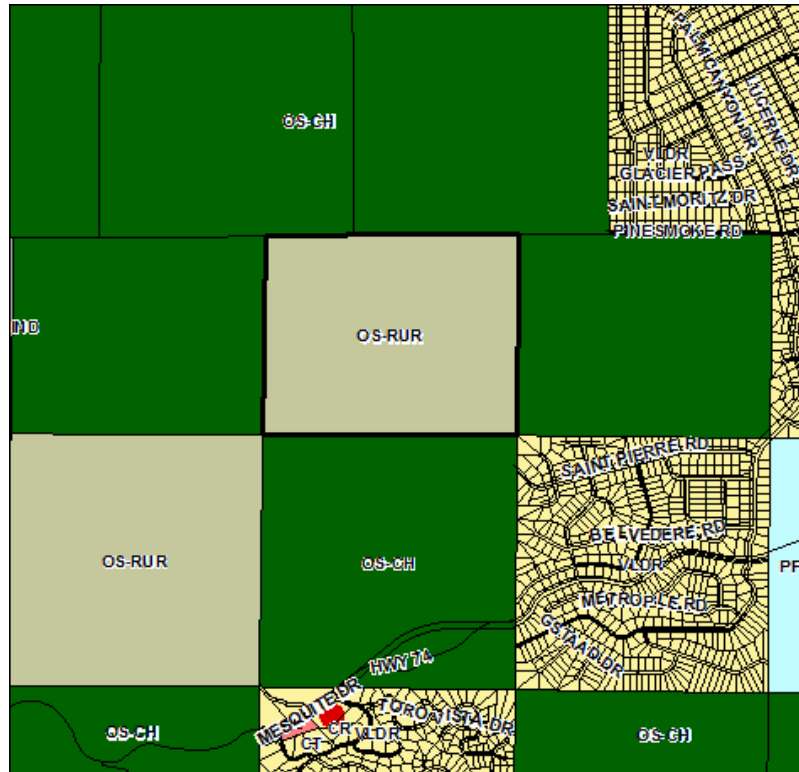
APNs: 636010001

Property Owner: San Bernardino National Forest (Via Heidi Lake Hogan)

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From OS:RUR to OS:R or OS:C

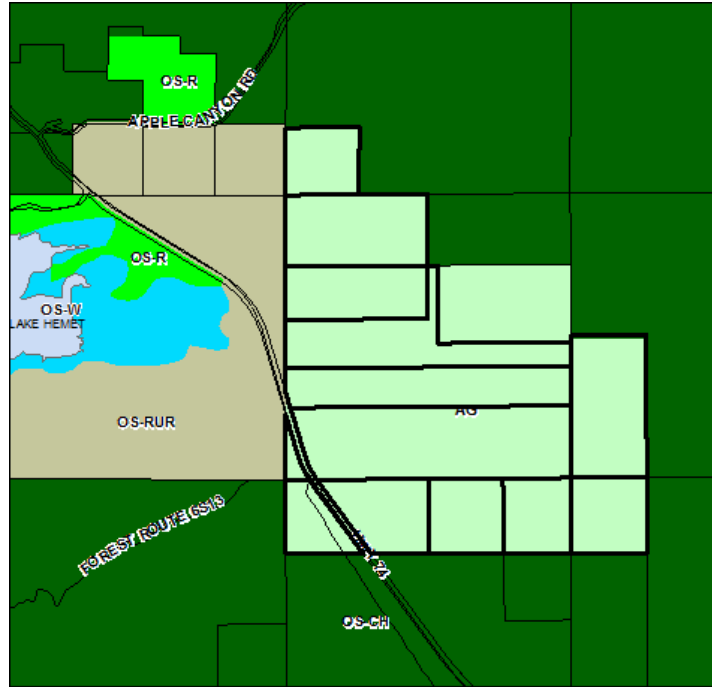
Acres: 504.8



The San Jacinto Ranger District, San Bernardino National Forest requests inclusion into GPA No. 960 or consideration for the next update cycle. The property is located within the REMAP and are currently designated OS: RUR. The National Forest requests an LUD of OS: C or OS-R for the properties, which were recently purchased by USDA-Forest Services for conservation/ limited recreational purposes. Staff recommends an LUD of OS:R.

Figure B-9

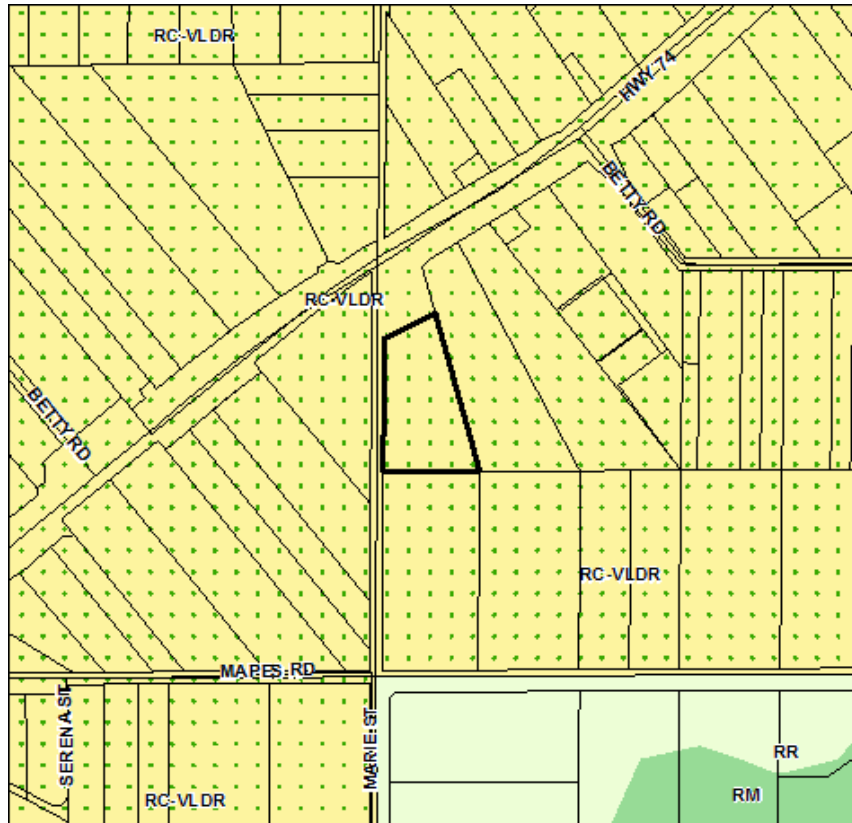
APNs: 568060026, 568060051, 568060054, 568060056, 568060053, 568060049, 568060030,
568060040, 568060044, 568060047, 568060046, 568060031, 568060038
Property Owner: San Bernardino National Forest (Via Heidi Lake Hogan)
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: From AG to OS:R or OS:C
Acres: 804.75



The San Jacinto Ranger District, San Bernardino National Forest requests inclusion into GPA No. 960 or consideration for the next update cycle. The properties are located within the REMAP and are currently designated OS: RUR and AG. The National Forest requests an LUD of OS: C or OS-RUR for the properties, which were recently purchased by USDA-Forest Services for conservation/ limited recreational purposes.

Figure C-1

APNs: 342200068
Property Owner: Craig Ramshaw
Request: Inclusion to GPA No. 960
Proposed Land Use Designation Amendment: From CD:MDR to CD:LI
Acres: 3.21 (gross), 2.5 (net)

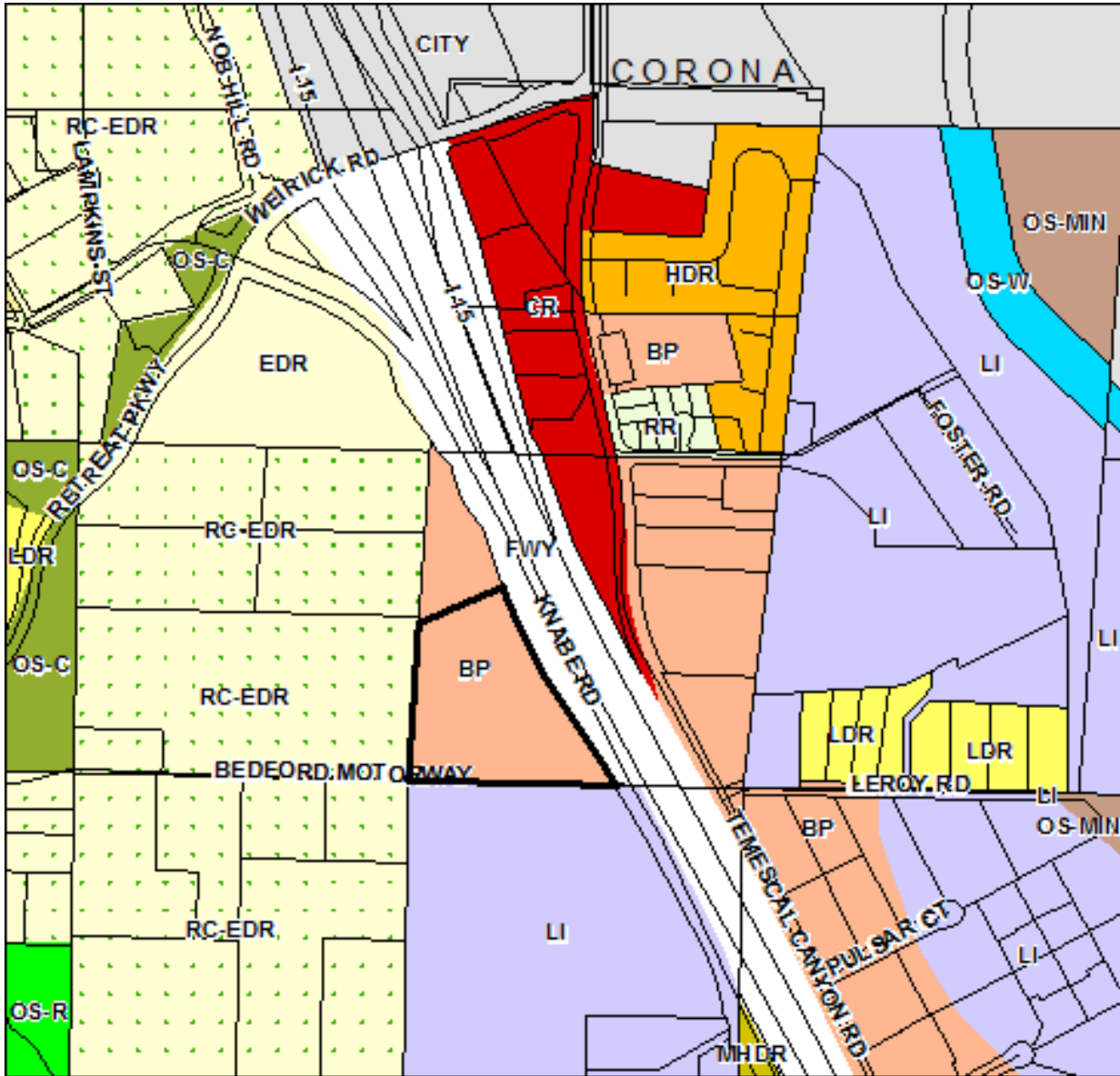


Note: Property owner opposes proposed GPA No. 960 Rural Village Overlay alternative land use designation of CD: MDR and requests CD:LI instead. His goal is to continue to operate an internet based business that sales/trade/recycle motorcycle parts on this property.

Craig Ramshaw requests a modification to the land use designation proposed by GPA No. 960. His property is located within the MVAP and is currently designated RC: VLDR (RVSA Overlay). GPA No. 960 proposes that his property be designated MDR-Goodhope RVLO, adjacent to RVLO-LI to the west and RVLO-MDR to the east. Mr. Ramshaw currently operates an internet based home business at this location and request LI land use designation for the alternative land use designation provided through the Rural Village Overlay. They recycle and sell motorcycle parts through the internet and their property is not open to the public.

Figure C-2

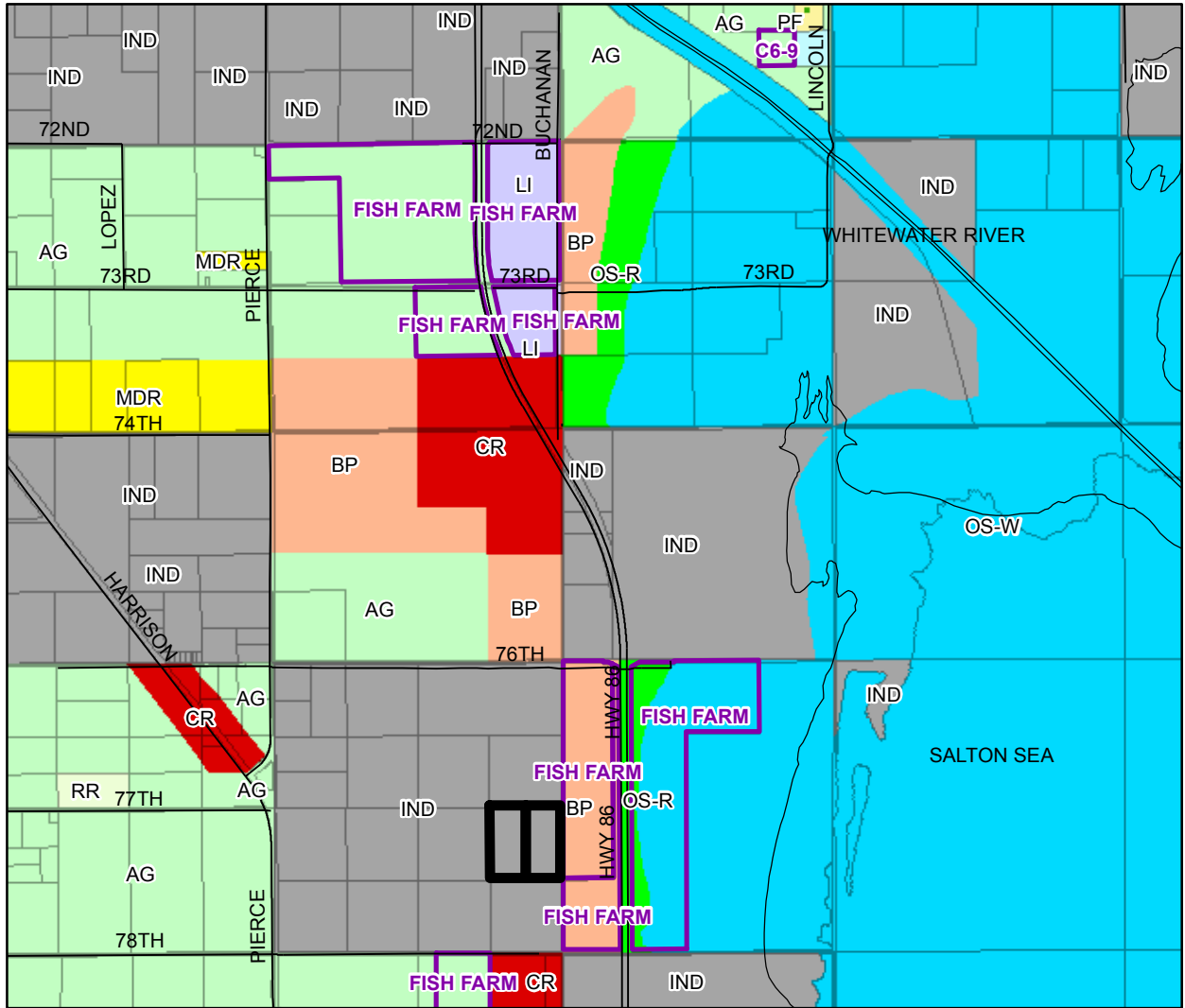
APNs: 282140028
Property Owner: Greg Lansing
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: From CD:BP to CD:HHDR
Acres: 9.21



Greg Lansing requests inclusion into GPA No. 960. His parcel is located within the TCAP and is currently designated CD:BP. Mr. Lansing would like the parcel to be redesignated to CD:HHDR to accommodate the development of a proposed apartment complex. He notes that both LUDs are considered a Community Development Foundation Component and therefore it would not be a significant change. This request was received during the February 2015 Draft EIR Response to Comments period.

Figure C-3

APNs:755190006, 755190007 (parcels are outlined below in black)
Property Owner: James Carlberg, Kent Bioenergy
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: Assignment of BP
Acres: 40.2



Kent BioEnergy requests inclusion into GPA No. 960 to assign BP land use designation to these parcels.

Figure C-4

APNs: 749280009, 749290007, 737020022, 737020023 (parcels are outlined below in black)

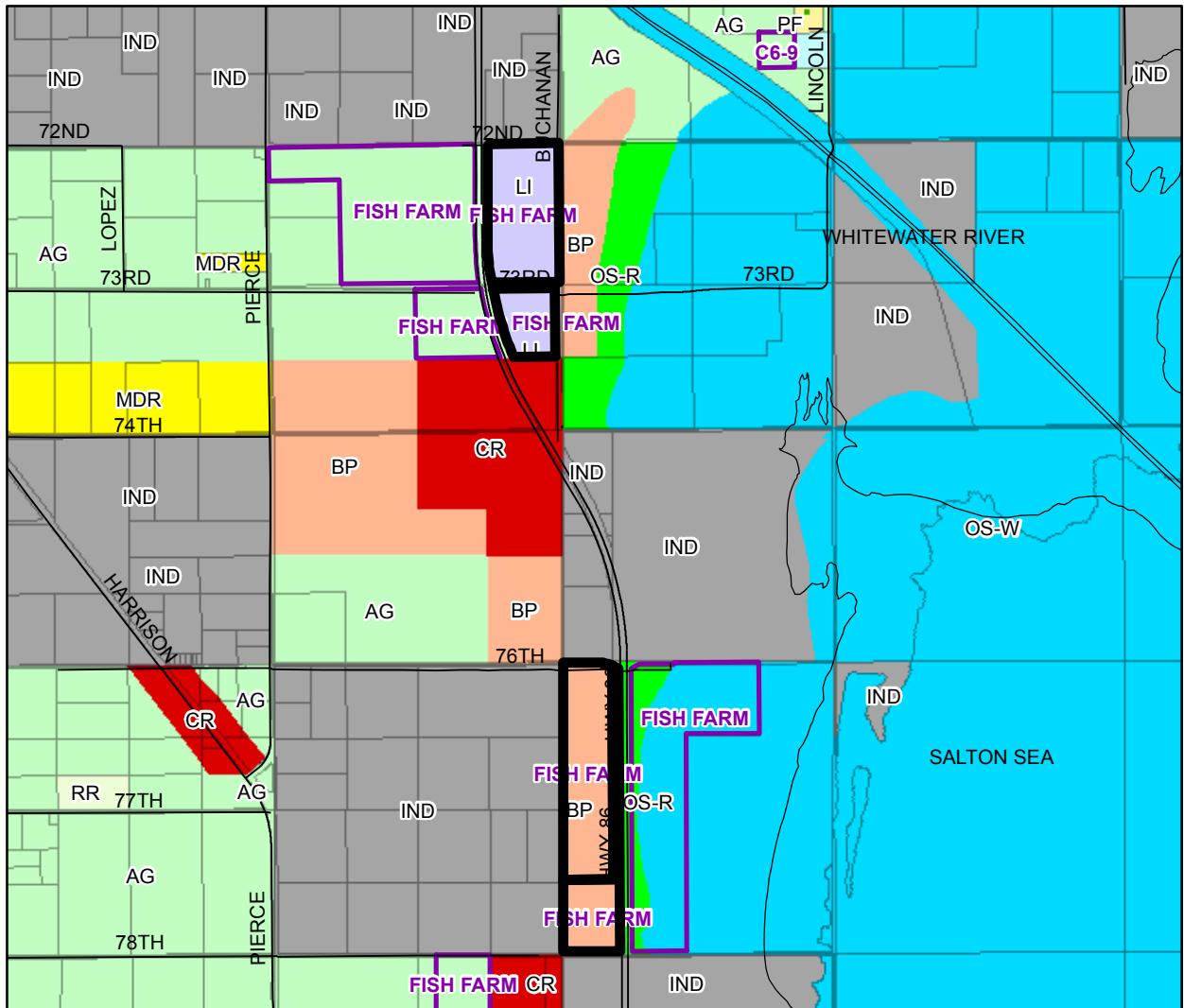
Property Owner: James Carlberg, Kent Bioenergy

Request: Exclusion from GPA No. 960

Proposed Land Use Designation Amendment: Remain as is, LI and BP

Proposed GPA No. 960 Land Use Designation Amendment: LI and BP to AG

Acres: 229.1

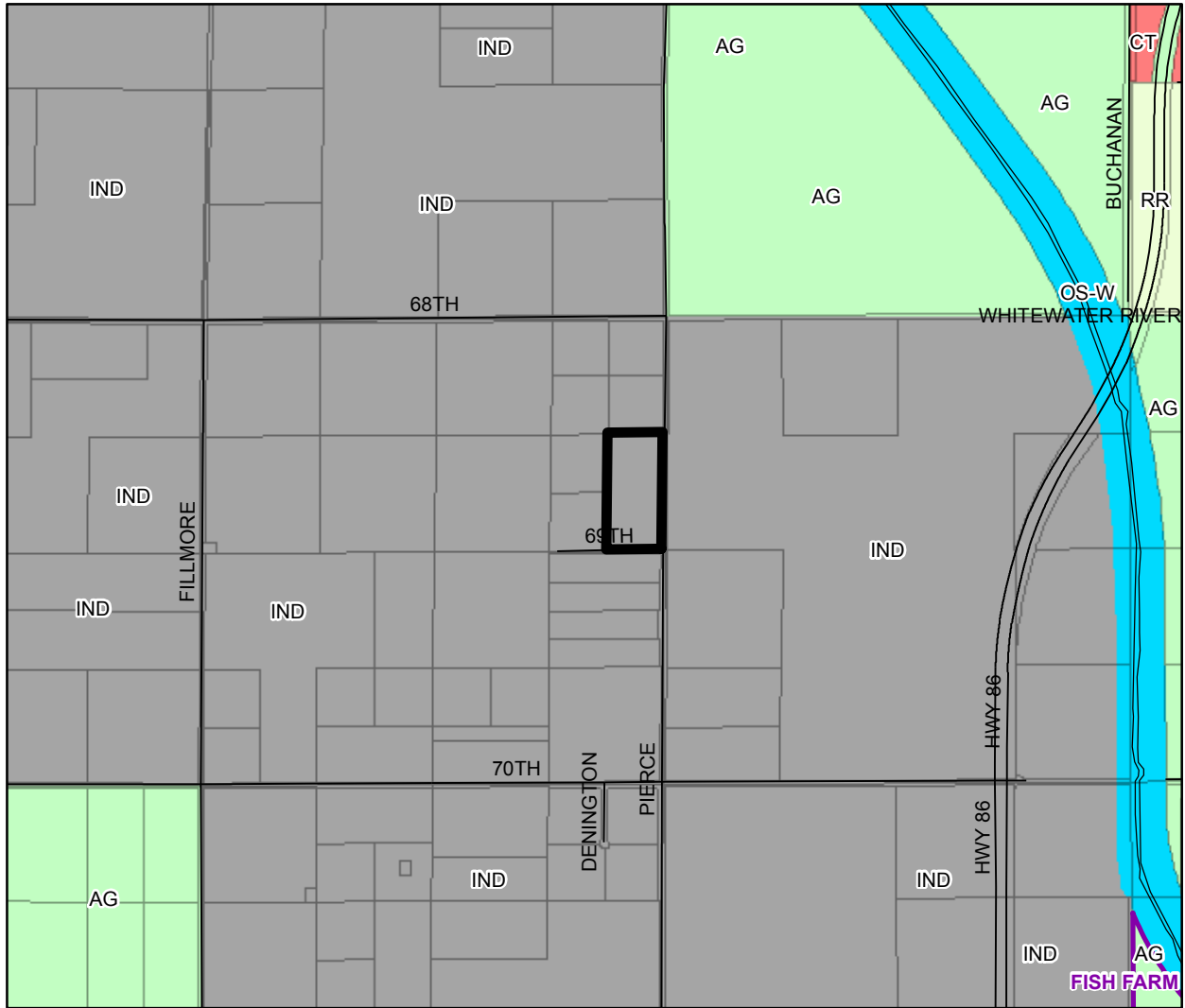


Kent BioEnergy requests exclusion from GPA No. 960. Several parcels were acquired by Kent BioEnergy because of the existing zoning and land use designations. It would be an economic hardship to Kent BioEnergy and to the developing communities of the Lower Coachella Valley to change the land use designation to Agriculture.

Per the request District 4 Supervisor Wilson, Planning Dept. as part of GPA No. 960 proposed AG land use designation for the properties identified as fish farms to preserve fish farms activities.

Figure C-5

APN: 749130018 (parcel is outlined below in black)
Property Owner: Nick Mosich
Request: Inclusion into GPA No. 960
Proposed Land Use Designation Amendment: From IND to AG
Acres: 20



Nick Mosich requests inclusion into GPA No. 960. His lot is located within the ECVAP and is currently designated IND. Mr. Mosich requests his lot have an LUD of AG. The County does not distinguish which parcels are Tribal Reservation and which are allotted in the General Plan. However, the proposed AG land use designation is consistent with surrounding and current land use.

Staff has discussed the request with the Torres Martinez Tribal Government to ensure proposed land use designation is consistent with Tribal Land Use Plan. AG designation is consistent with the Tribal Land Use Plan. Any proposed land use designation will need to be formally presented to Tribal Council for comments. This request was received the June 2014 Draft EIR Public Review period.

Figure C-6

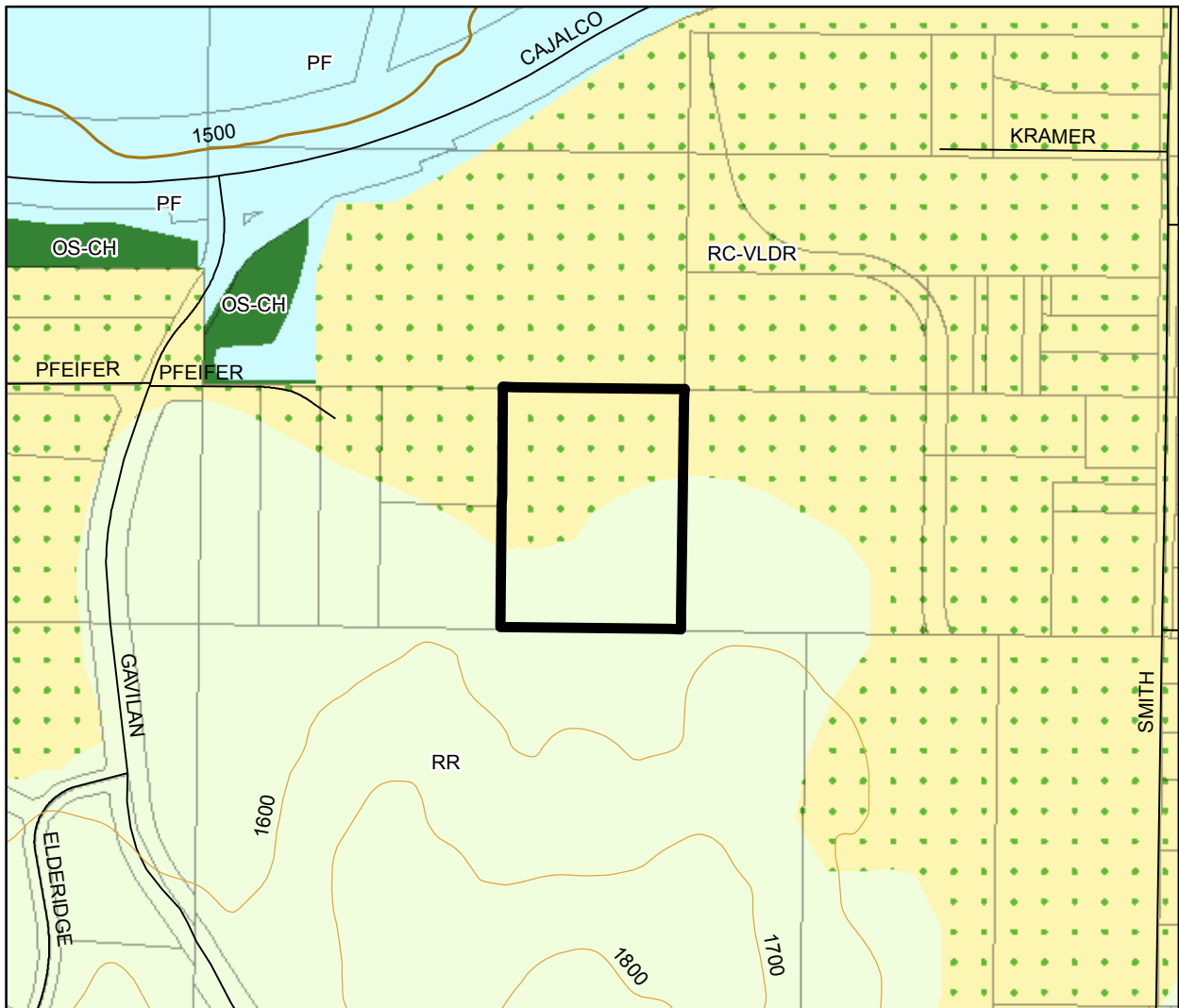
APN: 285180003 (parcel is outlined below in black)

Property Owner: David Valenzuela

Request: Inclusion into GPA No. 960

Proposed Land Use Designation Amendment: From RR to RC:VLDR (southern portion of property)

Acres: 7.54



Mr. Valenzuela plans on subdividing his parcel in three and proposes land use designation amendment to RC: VLDR. The land use designation for this region appears to be a technical error based on an old contour line.

Figure C-7

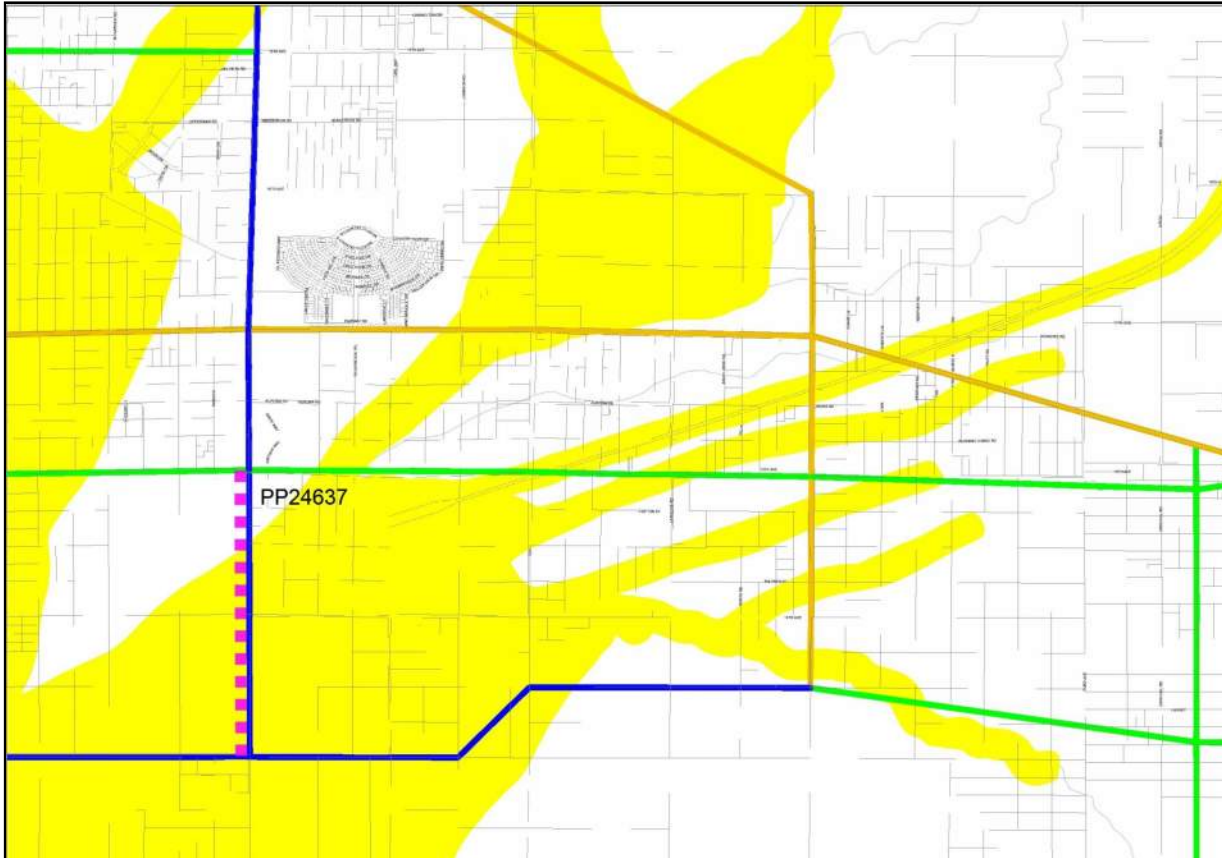
APNs: 659020026,659020002, 659020003,659020005

Property Owner: Paul DePalatis

Request: Inclusion into GPA No. 960

Proposed Transportation Amendment: Long Canyon Road south of 18th Avenue from Major Highway (118' ROW) to Collector (74' ROW)

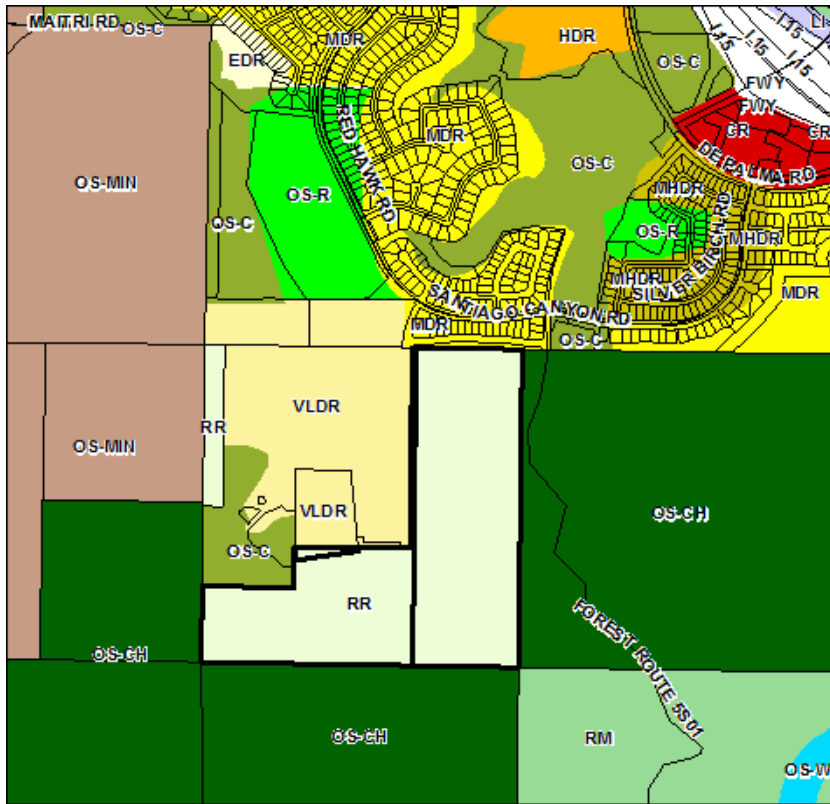
Acres: N/A



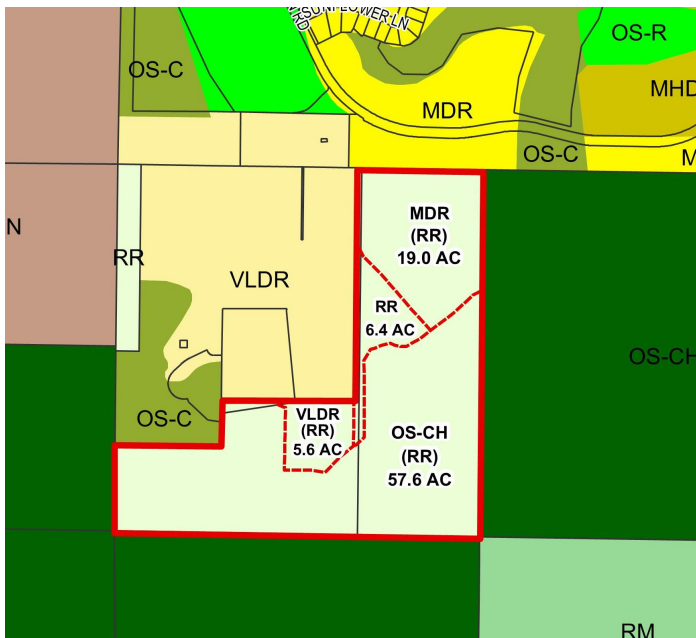
Paul DePalatis (AICP) does not propose a land use change for his properties. However, he requests that the County remove or downgrade the Road Classification for Long Canyon Road south of 18th Avenue from Major Highway (118' ROW) to Collector (74' ROW) due to flooding constraints and a lack of identified demand. His properties are located within the WCVAP. Mr. DePalatis presented this request during the 2014 Draft EIR Public Review Comment Period.

Figure C-8

APNs: 290150004, 290160011, and 290160014
Property Owner: Wayne Kiley (Via Laughlin and Associates)
Request: Inclusion into GPA No. 960
Proposed LUD Amendment: Redesignation from CD:VLDR to CD:MDR
Acres: 5.6



Gary Laughlin, P.E. requests the redesignation of a 5.6-acre parcel within the Temescal Canyon Area Plan from CD:VLDR to CD:MDR. The property is currently designated RC: RR. The subject property is adjacent to CD:MDR, and also contains OS:CH and RC:RR which the owner feels would be complimentary to the CD:MDR designation.



Proposed GPA No. 960 LUD.