



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

OCTOBER 19, 2016

**PLANNING  
COMMISSIONERS  
2016**

**1<sup>st</sup> District**  
Charissa Leach  
Chairman

**2<sup>nd</sup> District**  
Aaron Hake  
Vice Chairman

**3<sup>rd</sup> District**  
Ruthanne Taylor  
Berger

**4<sup>th</sup> District**  
Bill Sanchez

**5<sup>th</sup> District**  
Mickey Valdivia

**Planning Director**  
Steven Weiss, AICP

**Legal Counsel**  
Michelle Clack  
Deputy  
County Counsel

Phone  
951 955-3200

Fax  
951 955-1811

## AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •  
**RIVERSIDE COUNTY PLANNING COMMISSION**

COUNTY ADMINISTRATIVE CENTER  
FIRST FLOOR BOARD CHAMBERS  
4080 LEMON STREET  
RIVERSIDE, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at [mcstark@rctlma.org](mailto:mcstark@rctlma.org). Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

### CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

1.1 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30806** – Applicant: SR Conestoga, LLC – Third Supervisorial District Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (2-5 du/acre) – Location: Southerly of Patton Avenue, westerly of Beeler Avenue, easterly of Leon Road and northerly of Crest Road – 84.8 Acres – Zoning: Specific Plan (S-P 293) – APPROVED PROJECT DESCRIPTION: Schedule 'A' subdivision of 84.8 acres into 192 single family residential lots and 3 open space lots for Planning Areas 46, 47A and 47B of Specific Plan (S-P) 293. Planning Areas 46, 47A and 47B allow for a combined

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

total of 192 residential lots – **REQUEST:** THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30806, extending the expiration date to September 22, 2017. Project Planner Dionne Harris at 951-955-6836 or email at [dharris@rctlma.org](mailto:dharris@rctlma.org).

- 1.2 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33688** – Applicant: James Rapp – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Hunt Road, easterly of Trilogy Parkway, southerly of Stone Canyon Road, and westerly of Lawson Road – 42.9 Acres – One-Family Dwellings (R-1) (12,000 Square Feet) – APPROVED PROJECT DESCRIPTION: Schedule 'A' subdivision of 42.9 gross acres into 49 single family residential lots with a minimum lot size of 12,000 square feet. The project shall also include one (1) 0.7 acre park lot, one (1) 220 square foot landscaped entry lot, one (1) fire access lot, three (3) open space lots totaling 18.2 gross acres, and one (1) 1.06 gross acre detention basin – **REQUEST:** FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33688, extending the expiration date to September 1, 2017. Project Planner Dionne Harris at 951-955-6836 or email at [dharris@rctlma.org](mailto:dharris@rctlma.org).
- 1.3 **PLOT PLAN NO. 25255 – RECEIVE AND FILE** – Applicant: AT&T – Location: Southerly of El Sobrante Road, easterly of La Sierra Avenue, and westerly of McAllister Street, more specifically 12725 El Sobrante Road, within the Lake Mathews/Woodcrest Area Plan – **REQUEST:** The plot plan proposes a wireless telecommunication facility for AT&T, disguised as a 70 foot high palm tree with twelve (12) panel antennas, twelve (12) Remote Radio Units (RRU), three (3) surge suppressors, two (2) Global Positioning Satellite (GPS) antennas, and a 230 square-foot equipment shelter in an 840 square-foot lease area surrounded by a six-foot (6') high decorative block wall enclosure. The project also proposes to install two (2) live palm trees and additional landscaping around the project area. The project site is located on the Metropolitan Water District property containing various structures to operate their facility and the proposed wireless communication facility is located near the northeast corner the property along El Sobrante Road. Access to the wireless facility will be provided via a 12 foot wide access road from El Sobrante Road – Ordinance No. 348.4818 requires the Planning Director file a "Notice of Decision" before the Planning Commission with an accompanying report of the Director's Hearing approved on September 12, 2016. Project Planner: Desiree Bowie at (951) 955-8254 or email [dbowie@rctlma.org](mailto:dbowie@rctlma.org).
- 1.4 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30760** – Applicant: Temescal Valley Land, LLC – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) – Location: Southerly of De Palma Road, easterly of Glen Eden Road and westerly of Horse Thief Canyon Road – 148.3 Acres – Zoning: Open Area Combining Zone – Residential Developments (R-5) and Planned Residential (R-4) – APPROVED PROJECT DESCRIPTION: Schedule 'A' subdivision to divide the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 sq. ft.; three (3) MSHCP open space lots totaling 58.17 acres (Lot 287, 288, & 293); four (4) open space lots totaling 5.14 acres (Lot 286, 289, 291, & 294); a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295); a 5.71 acre park (Lot 292); a 0.34 acre detention basin (Lot 290); and a 10 to 14 foot wide trail – **REQUEST:** THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30760, extending the expiration date to September 14, 2017. Project Planner is Dionne Harris at 951-955-6836 or email at [dharris@rctlma.org](mailto:dharris@rctlma.org).
- 1.5 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33487** – Applicant: Kohl Ranch Company, LLC – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (MDR), Medium High Density Residential (MHDR), Open Space – Conservation (OS-C), Very High Density Residential (VHDR) – Location: Southerly of 64<sup>th</sup> Street, easterly of Tyler Street, and northerly of 66<sup>th</sup> Street – 286 Gross acres – Zoning: SP ZONE (SP303) – APPROVED PROJECT DESCRIPTION: Schedule A – subdivision to divide 286 gross acres into 879 residential lots consisting of single family homes, open space, and recreational facilities including a lake located within Assessors Parcel Numbers 751-070-004,

etc. The subdivision includes 10 separate phases – **REQUEST:** FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP No. 33487, extending the expiration date to June 7, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

1.6 **THIRD EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 30807** – Applicant: SR Conestoga, LLC c/o Jim Lytle – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR), Medium High Density Residential (CD-MHDR) – Location: Easterly of Leon Road, Westerly of State Highway 79 and Southerly of Domenigoni Parkway – 201.67 Gross acres – Zoning: Specific Plan (SP293) – APPROVED PROJECT DESCRIPTION: Schedule A – subdivide 201.67 acres into 206 residential lots and 10 open space lots for Planning Areas 44 and 46 of Specific Plan 293 (Winchester Hills). Planning Areas 44 and 46 allow for a combined total of 523 residential lots. This project proposes 317 fewer lots than permitted in the Specific Plan. **REQUEST:** THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30807, extending the expiration date to July 28<sup>th</sup>, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 **GENERAL PLAN AMENDMENT NO. 1167 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: Beresford Properties, LLC – ENGINEER/REPRESENTATIVE: Environmental Science Associates – First Supervisorial District – Southwest Area Plan – Santa Rosa Plateau Policy Area and Walker Basin Policy Area – Rancho California Zoning Area – ZONE: Residential Agriculture (R-A-5) and Open Area Combining Zone – Residential Development (R-5) – LOCATION: East of Carancho Road, North of Calle Nuevo, west of El Chaval Place, and south of Calle Capistrada – PROJECT SIZE: 573 gross acres – **REQUEST:** Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan, on 29 parcels, totaling approximately 573 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).

2.2 **GENERAL PLAN AMENDMENT NO. 1169 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: Summit Land Partners, LLC – ENGINEER/REPRESENTATIVE: Stantec – First Supervisorial District – Elsinore Area Plan – Temescal Zoning District – ZONE: Natural Assets (NA), Watercourse, Watershed, and Conservation Areas (W-1), and Rural Residential (R-R) – LOCATION: Generally located North of I-15, east of Canyon Circle, and surrounding Corona Lake – PROJECT SIZE: 548 gross acres – **REQUEST:** Proposal to amend and reconfigure portions of the project site's General Plan Foundation Components from Open Space (OS) and Rural (RUR) to Community Development (CD) and amend its Land Use Designations from Rural (RUR) and Rural Residential (RR) to Conservation (C), Medium High Density Residential (MHDR), and High Density Residential (HDR) on 13 parcels, totaling 548 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).

2.3 **GENERAL PLAN AMENDMENT NO. 1172 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: Martin Caputo – ENGINEER/REPRESENTATIVE: Blaine Womer – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – ZONE: Residential-Agriculture (R-A) – Location: Northerly of Van Buren Boulevard, southerly of Iris Avenue, easterly of Gamble, and westerly of Chicago Avenue – PROJECT SIZE: 1.87 gross acres – **REQUEST:** Proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on one parcel, totaling 1.87 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).

- 2.4 **GENERAL PLAN AMENDMENT NO. 1173 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: Trammell Crow – ENGINEER/REPRESENTATIVE: David Evans and Associates, Inc. – First Supervisorial District – Mead Valley Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) – LOCATION: Generally located east of Day Street, north of Nance Street, west of Decker Road, and south of Oleander Avenue – PROJECT SIZE: 19.16 gross acres – **REQUEST:** Proposal to amend a 4.2 acre portion of 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) (1 acre minimum) to Light Industrial (LI), on one parcel, totaling 19.16 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).
- 2.5 **GENERAL PLAN AMENDMENT NO. 1175 (FOUNDATION AND ENTITLEMENT/POLICY)** – Applicant: Bob Brady – Representative: Bob Brady – First Supervisorial District – Mead Valley Area Plan – Good Hope Zoning Area – Zoning: R-R (Rural Residential) – Location: North of Highway 74, south of Mountain Avenue, east of Betty Road, and west of Marie Street – 6.59 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 Light Industrial (LI), on two parcels, totaling 6.59 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).
- 2.6 **GENERAL PLAN AMENDMENT NO. 1185 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: Goco Hospitality California, Inc. – ENGINEER/REPRESENTATIVE: T&B Planning – First Supervisorial District – Temescal Valley Area Plan – Glen Ivy Zoning Area – ZONE: Controlled Development (W-2) and (W-2-10), One-Family Dwellings (R-1), General Commercial (C-1/C-P), and Mineral Resources & Related Manufacturing (M-R-A) – LOCATION: Generally located southwest of I-15 Freeway, south of Glen Ivy Road, and northeast of the Cleveland National Forest – PROJECT SIZE: 82.5 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD), and amend its Land Use Designations from Rural Mountainous (RM), Mineral Resources (MR), Low Density Residential (LDR), and Commercial Tourist (CT) to Mixed Use Area (MUA) for the purpose of establishing a Specific Plan over the Glen Ivy Hot Springs Resort, on six parcels, totaling 82.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).
- 2.7 **GENERAL PLAN AMENDMENT NO. 1189 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: Sam Chebeir – ENGINEER/REPRESENTATIVE: Albert A. Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Light Agriculture (A-1-5) and Residential Agriculture (R-A-1) – LOCATION: North of Cajalco Road, west of La Sierra, south of Tin Mine Road, and east of Eagle Canyon Road – PROJECT SIZE: 36 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 Commercial Retail (CR) and Low Density Residential (LDR), on two parcels, totaling 36 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).
- 2.8 **GENERAL PLAN AMENDMENT NO. 1192 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: Christian Singletary – ENGINEER/REPRESENTATIVE: Steve Sommers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Residential Agricultural (R-A-5) – LOCATION: Generally located northeast of Van Buren Boulevard, east of Firethorn Avenue, and west of Regency Ranch Road – PROJECT SIZE: 10.3 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 Commercial Retail (CR), on three parcels, totaling 10.3 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).
- 2.9 **GENERAL PLAN AMENDMENT NO. 1193 (FOUNDATION AND ENTITLEMENT/POLICY)** –

APPLICANT: Edward L. Wright – ENGINEER/REPRESENTATIVE: Bratene Construction & Engineering – First Supervisorial District – Elsinore Area Plan – Cleveland Zoning Area – ZONE: Rural Residential (R-R) – LOCATION: Generally located north of Saint Gallen Way, west of Calle De Lobo, south of Cleveland National Forest, and east of Calle De Companero – PROJECT SIZE: 57.12 gross acres – **REQUEST:** Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Rural (R) and amend its Land Use Designation from Rural (RUR) to Rural Residential (RR), on one parcel, totaling 57.12 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).

2.10 **GENERAL PLAN AMENDMENT NO. 1196 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: Jeff Chung – ENGINEER/REPRESENTATIVE: Albert A. Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cajalco Wood – LOCATION: South of Markham Street, east of Wood Road, west of Luck Lane, and north of Cajalco Road – PROJECT SIZE: 238.5 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 Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Medium Density Residential (MDR), on 14 parcels, totaling 238.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).

2.11 **GENERAL PLAN AMENDMENT NO. 1198 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: Shree Properties, Inc. – ENGINEER/REPRESENTATIVE: Jason Verrips – First Supervisorial District – Mead Valley Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) – LOCATION: North of Oakwood Street, south of Cajalco Expressway, east of Tyler Road, and west of Seaton Avenue – PROJECT SIZE: 23 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 Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on one parcel, totaling 23 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).

2.12 **GENERAL PLAN AMENDMENT NO. 1200 (FOUNDATION AND ENTITLEMENT/POLICY)** – APPLICANT: Irene and Johnnie Frakes – ENGINEER/REPRESENTATIVE: Irene and Johnnie Frakes – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – ZONE: Residential Agricultural (R-A) – LOCATION: North of Krameria Avenue, south of Van Buren Boulevard, west of Porter Avenue, and east of Gardner Avenue – PROJECT SIZE: 1.91 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 Very Low Density Residential (VLDR) to Light Industrial (LI), on one parcel, totaling 1.91 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).

**3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:**

3.1 **NONE**

**PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:**

4.1 **NONE**

**5.0 WORKSHOPS:**

5.1 **WINE COUNTRY TRAILS**

**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**


**7.0**    DIRECTOR'S REPORT

**8.0**    COMMISSIONERS' COMMENTS

1.1

**Agenda Item No.**  
**Area Plan:** Harvest Valley/Winchester  
**Zoning Area:** Winchester  
**Supervisory District:** Third  
**Project Planner:** Dionne Harris  
**Planning Commission:** October 19, 2016

**TENTATIVE TRACT MAP NO. 30806**  
**THIRD EXTENSION OF TIME**  
**Applicant:** SR Conestoga, LLC



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Steve Weiss, AICP  
Planning Director

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT**

The applicant of the subject case has requested an extension of time to allow for recordation of a final map of a Schedule 'A' subdivision of 84.8 acres into 192 single family residential lots and 3 open space lots for Planning Areas 46, 47A and 47B of Specific Plan (S-P) 293. Unless specifically requested by EOT applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### **REQUEST:**

**THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30806**

### **BACKGROUND:**

Tentative Tract Map No. 30806 was originally approved at Planning Commission on September 22, 2004.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of two (2) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Environmental Health Department is recommending the addition of two (2) condition of approval.

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated September 6, 2016) indicating the acceptance of the two (2) recommended conditions.

**TENTATIVE TRACT MAP NO. 30806  
THIRD EXTENSION OF TIME REQUEST  
PLANNING COMMISSION: October 19, 2016  
Page 2 of 2**

**FURTHER PLANNING CONSIDERATIONS:**

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps that were approved on or after January 1, 2000, and had not expired on or before July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 14, 2017. If a final map has not been recorded prior to this date, a fourth extension of time request must be filed 180 days prior to map expiration.

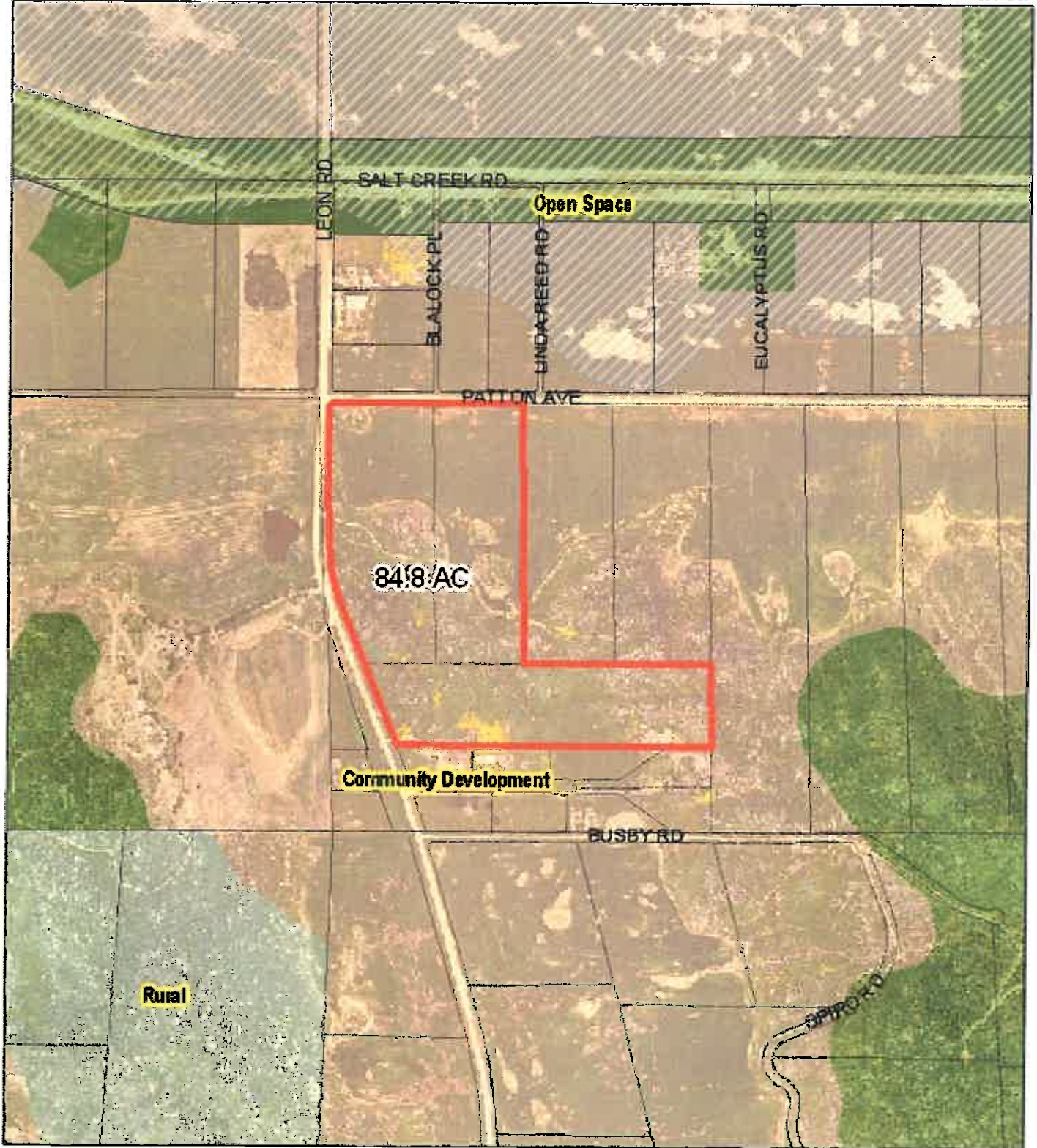
**RECOMMENDATION:**

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30806**, extending the expiration date to September 22, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.



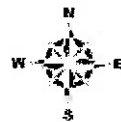
# TR30806

## DEVELOPMENT OPPORTUNITY



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Area  
Plan: **Winchester**  
Township: Range: T5SR2W  
SECTION: 32



ASSESSORS 461-19  
BK. PG.  
THOMAS 869 B1  
BROS.PG

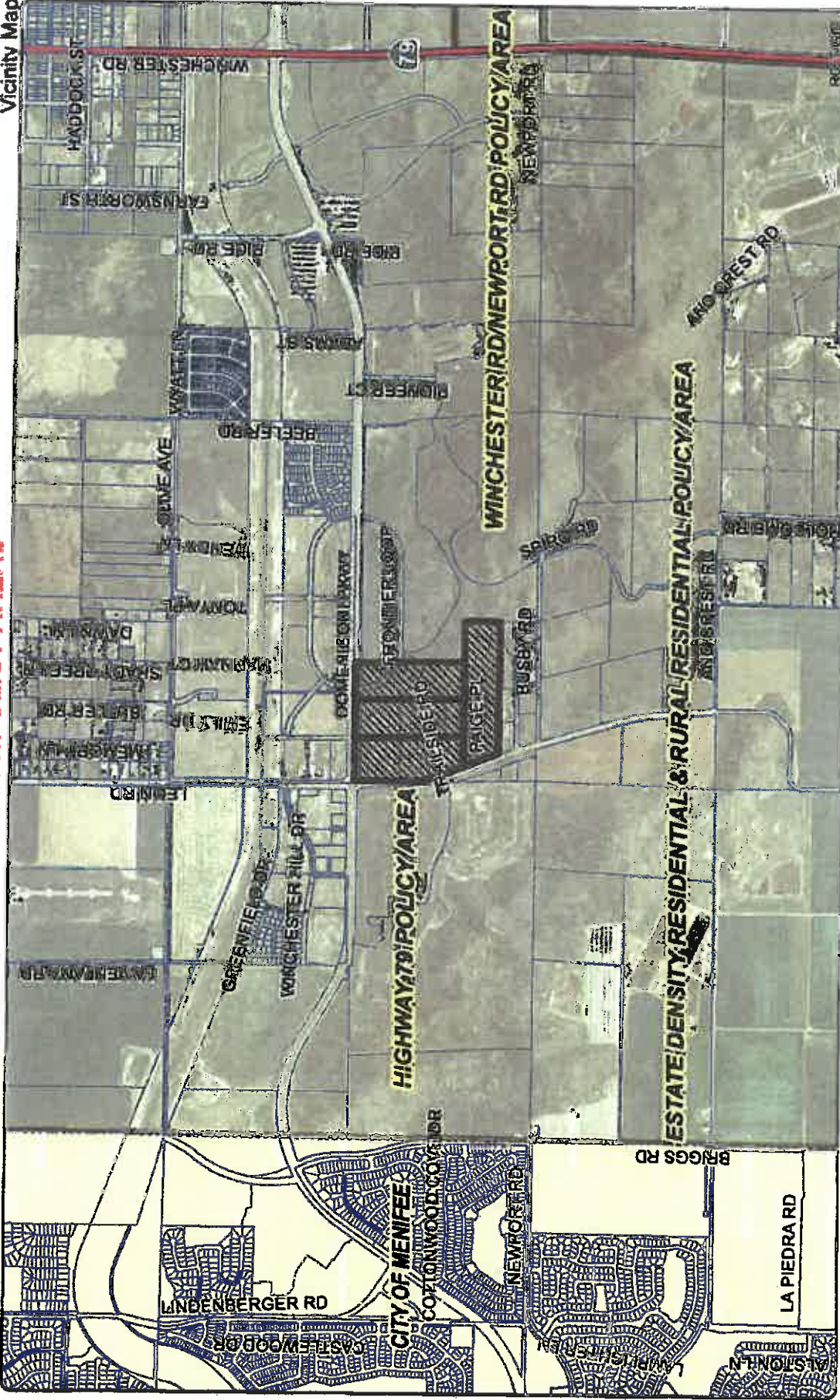
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR30806

### VICINITY/POLICY AREAS

Supervisor Washington  
District 3

Date Drawn: 11/19/2015  
Vicinity Map

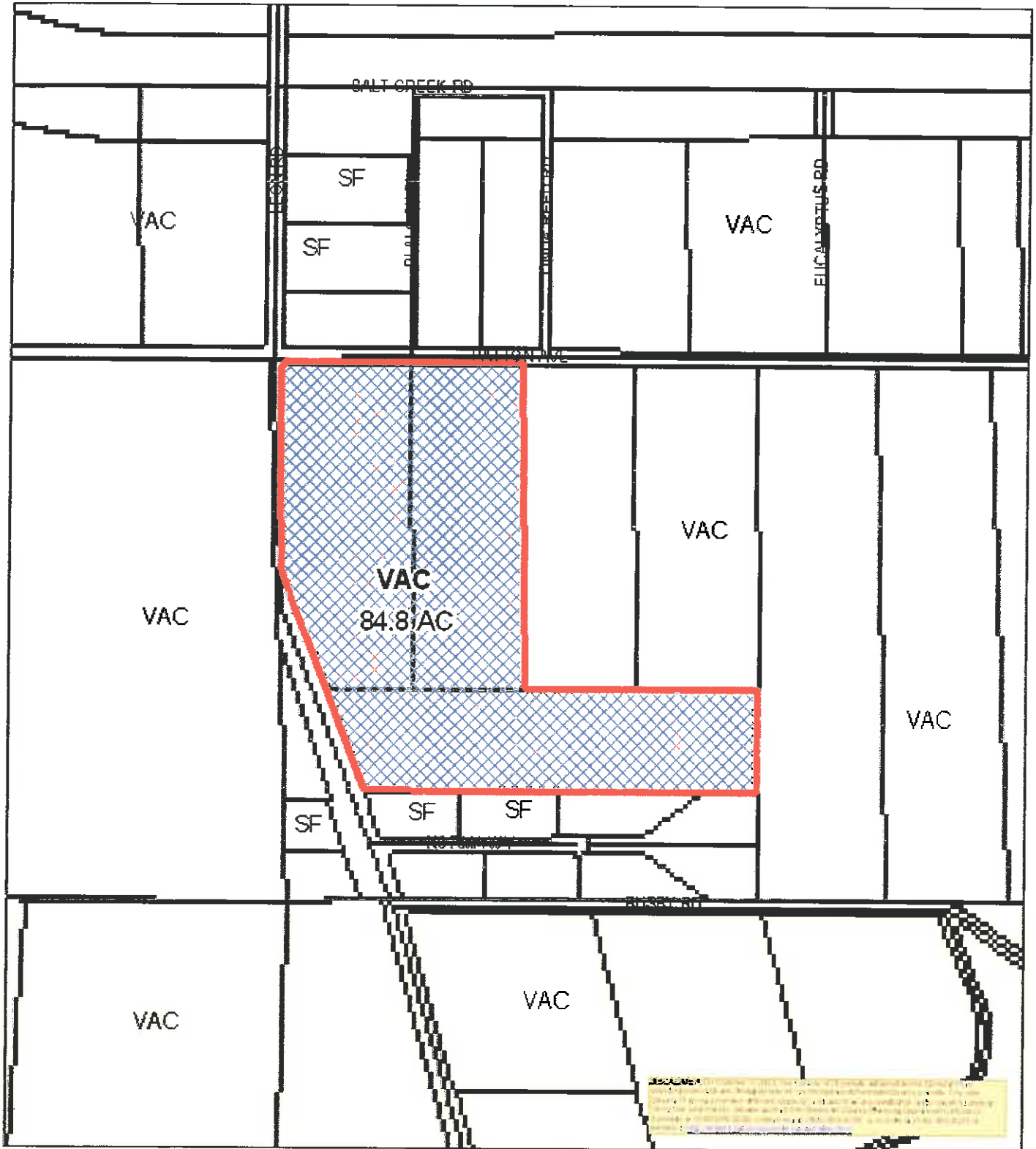


Zoning District: Winchester

Author: Mickey Zolezio

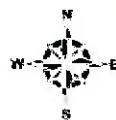


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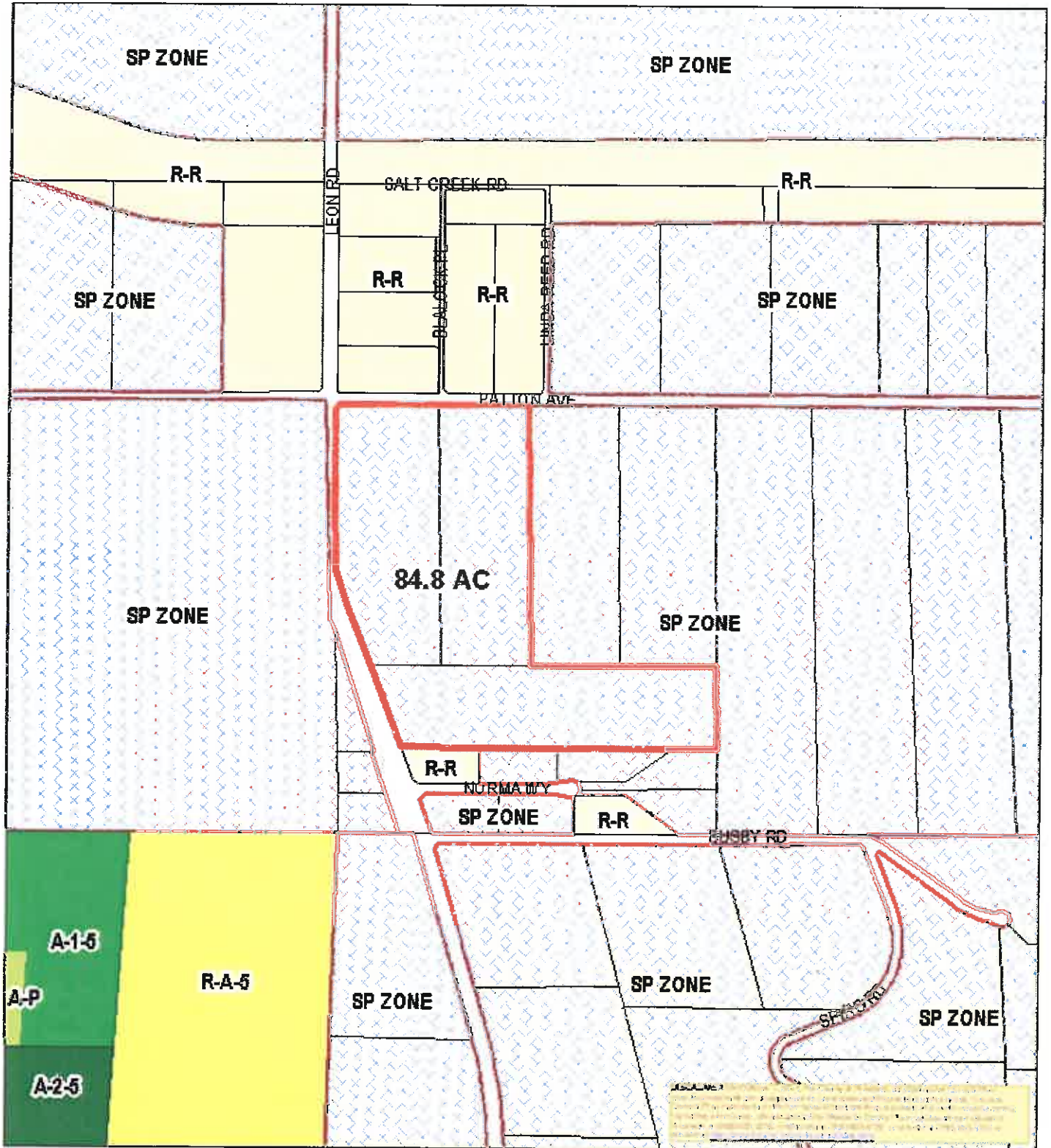
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **Winchester**  
Township: Range: **T5SR2W**  
Section : 32



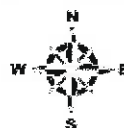
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THOMAS 869 B1  
BROS. PG

**TR30806**  
**EXISTING ZONING**

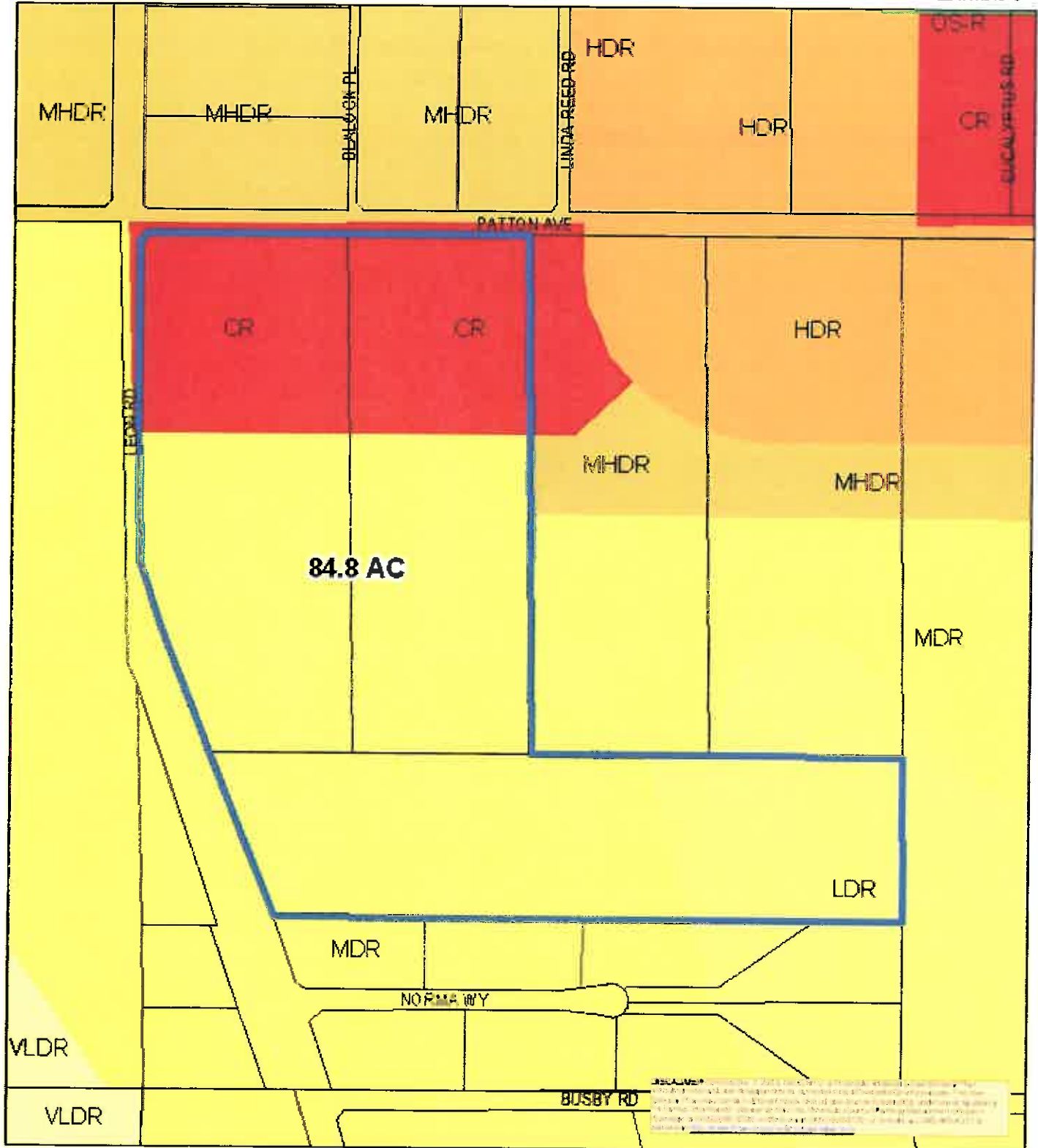


**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: **Winchester**  
 Township/Range: T5SR2W  
 Section: 32



ASSESSORS  
 BK. PG. 461-19  
 THOMAS  
 BROS.PG 869 B1



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: **Winchester**  
Township/Range: **T5SR2W**  
Section: 32



ASSESSORS  
BK. PG. 461-19  
THOMAS  
BROS.PG 869 B1

**GENERAL REMARKS:**  
 1. THIS MAP IS A PRELIMINARY PLAN FOR THE PROPOSED TRACT AND IS NOT TO BE CONSIDERED A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON.  
 2. THE TRACT IS BOUND BY THE TRACTS OF THE CITY OF BOSTON AND THE TRACTS OF THE CITY OF CAMBRIDGE.  
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**LAND USE:**  
 1. THE TRACT IS TO BE USED FOR RESIDENTIAL PURPOSES.  
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**PROPOSED IMPROVEMENTS:**  
 1. THE TRACT IS TO BE IMPROVED WITH PAVEMENT AND CURBS.  
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**PROPOSED UTILITIES:**  
 1. THE TRACT IS TO BE IMPROVED WITH WATER AND SEWER LINES.  
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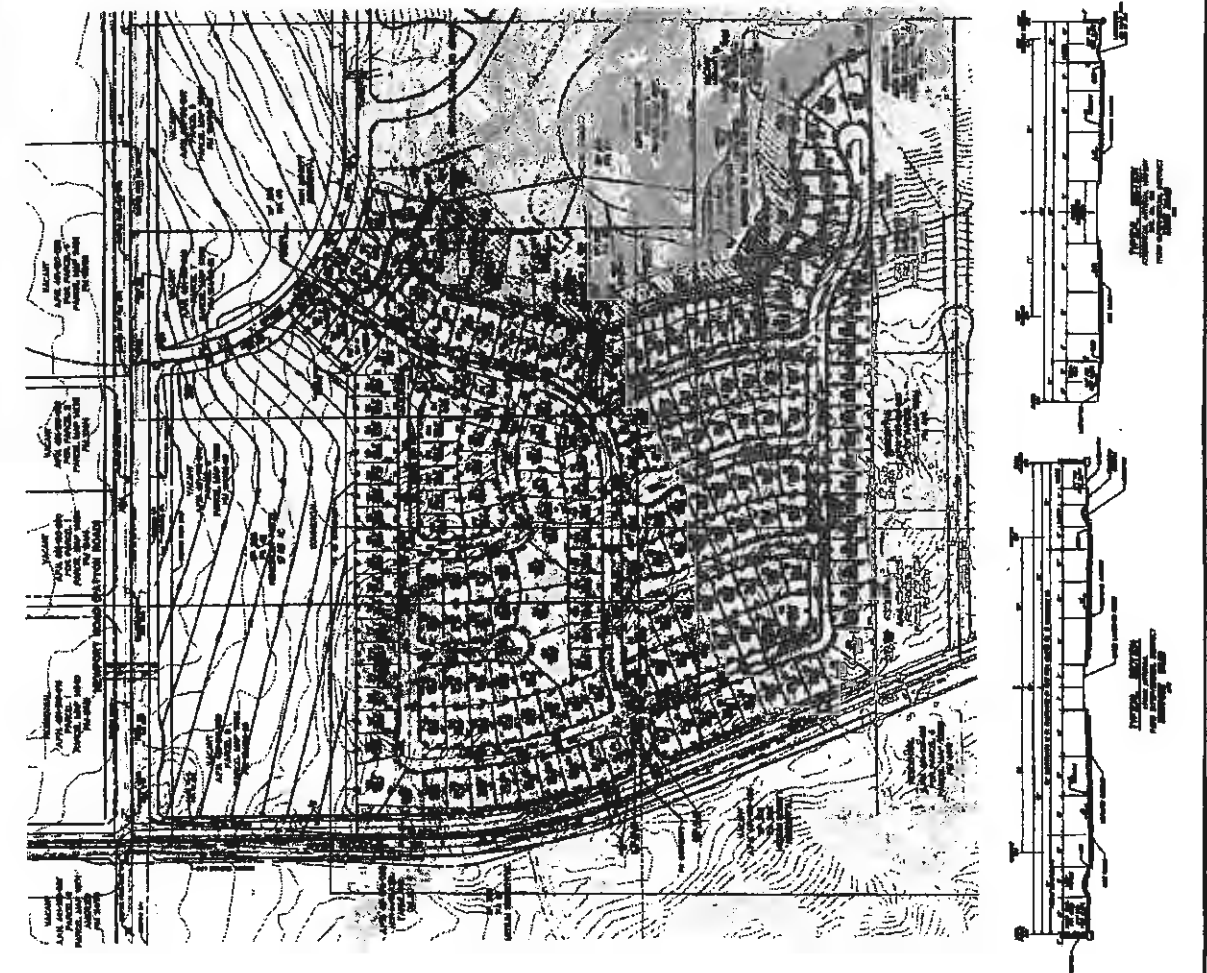
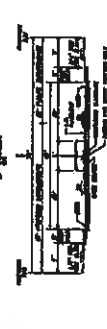
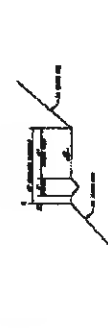
**PROPOSED BUILDINGS:**  
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**PROPOSED PARKS:**  
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**PROPOSED UTILITIES:**  
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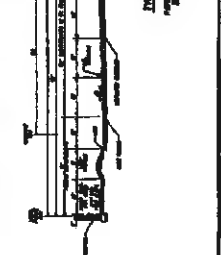
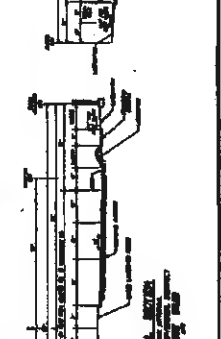
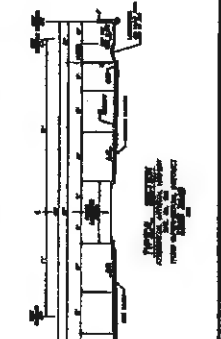
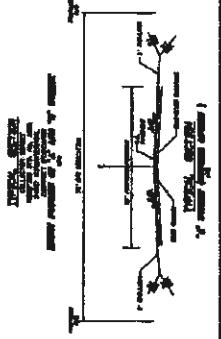
**PROPOSED STREETS:**  
 1. THE TRACT IS TO BE IMPROVED WITH NEW STREETS.  
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**PROPOSED BUILDINGS:**  
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**EXHIBIT "A" AMENDED MAP NO. 8  
 BOSTON AND CAMBRIDGE  
 TRACT NO. 80000  
 PRELIMINARY PLAN**

DATE	1911
BY	JOHN J. HARRIS
FOR	THE CITY OF BOSTON
APPROVED	BY THE CITY ENGINEER
FILED	IN THE OFFICE OF THE CITY ENGINEER



# Extension of Time Environmental Determination

Project Case Number: TR30806

Original E.A. Number: EA38798

Extension of Time No.: Third

Original Approval Date: September 22, 2004

Project Location: South of Patton Avenue, west of Beeler Avenue, east of Leon Road and north of Crest Road.

Project Description: Schedule 'A' subdivision of 84.8 acres into 192 single family residential lots and 3 open space lots for Planning Areas 46, 47A and 47B of Specific Plan (S-P) 293. Planning Areas 46, 47A and 47B allow for a combined total of 192 residential lots.

On September 22, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:   
Dionne Harris, Urban Regional Planner

Date: September 15, 2016  
For Steve Weiss, Planning Director



September 6, 2016

To: Dionne Harris

From: Jim Lytle

Re: Acceptance of EOT-3 Conditions of Approval for CASE TR30806

Ms. Harris:

I am the applicant for the EOT Case TR30806. I accept the following conditions of approval associated with this Extension of Time Request.

1. Health Department  
50-E HEALTH.5-EOT3-SOLID WASTE SERVICE (Letter sent to Kristine Kim 9-6-16)  
50-E HEALTH.6 - EOT 3- WATER & SEWER WILL SERVE

Regards,

A handwritten signature in blue ink, appearing to be 'J Lytle', is written over a horizontal line.

Jim Lytle



09/02/16  
14:34

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30806

Parcel: 461-190-049

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5                   EOT3- SOLID WASTE SERVICE

RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 6                   EOT3- WATER & SEWER WILL SERVE


RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

1.2

Agenda Item No.  
Area Plan: Temescal Canyon  
Zoning Area: Glen Ivy  
Supervisory District: First  
Project Planner: Dionne Harris  
Planning Commission Hearing: October 19, 2016

TENTATIVE TRACT MAP NO. 33688  
FIRST EXTENSION OF TIME  
Applicant: James Rapp

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map of a Schedule 'A' subdivision of 42.9 gross acres into 49 single family residential lots with a minimum lot size of 12,000 square feet. The project shall also include one (1) 0.7 acre park lot, one (1) 220 square foot landscaped entry lot, one (1) fire access lot, three (3) open space lots totaling 18.2 gross acres, and one (1) 1.06 gross acre detention basin.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety, and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### **REQUEST:**

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33688**

### **BACKGROUND:**

The Tentative Tract Map No. 33688 was originally approved at Planning Commission on October 1, 2008. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7258 and General Plan Amendment No. 774 which were approved on September 1, 2009.

The County Planning Department, as part of this Extension of Time review, recommends the addition of eight (8) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated September 2, 2016) indicating the acceptance of the eight (8) recommended conditions.

**FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

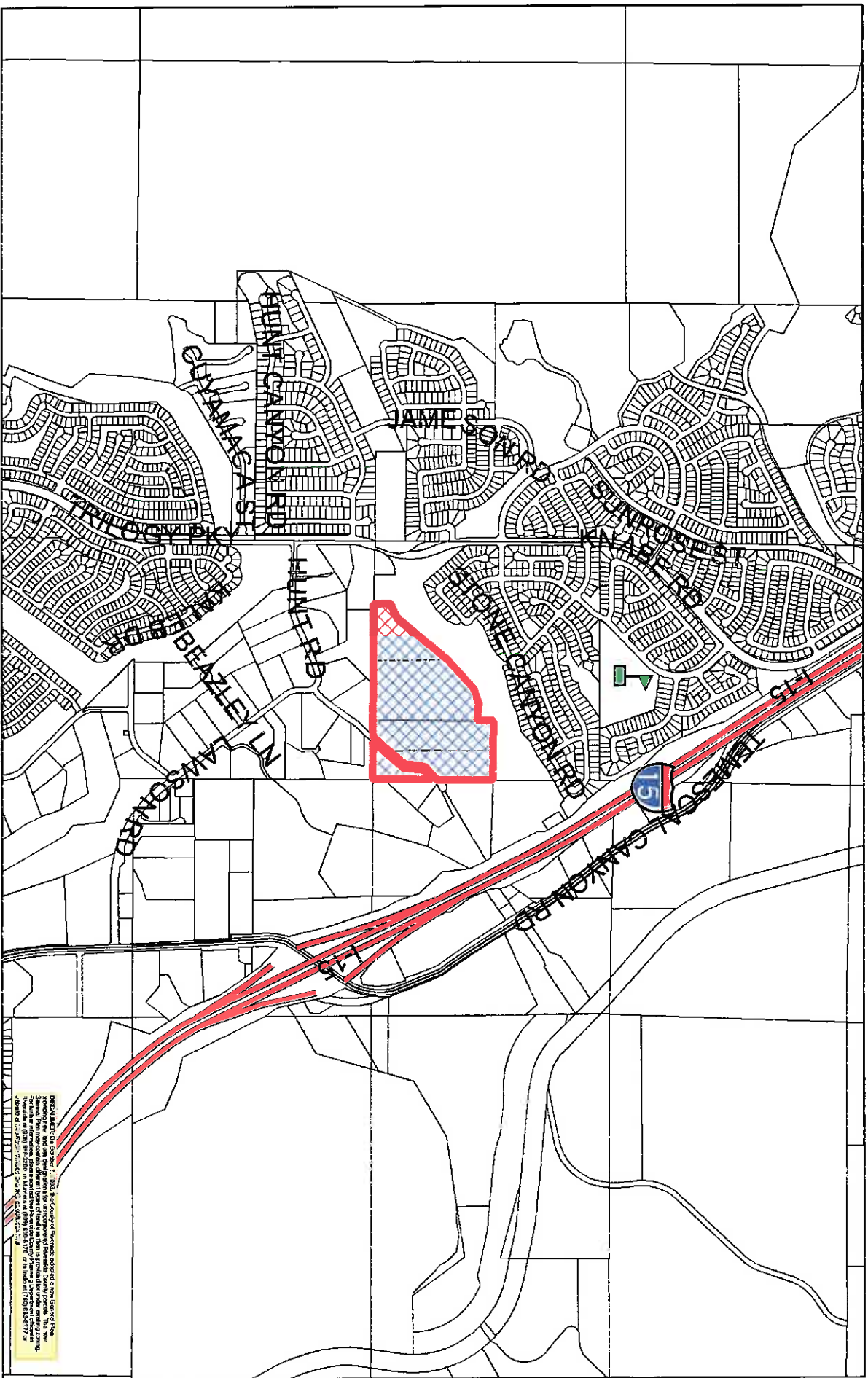
**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 1, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

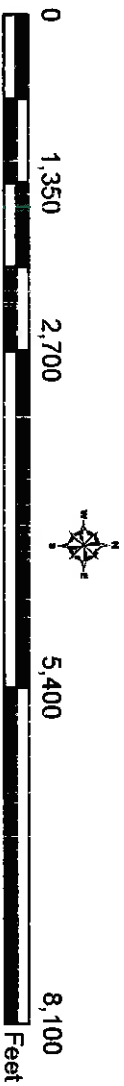
**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33688, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 1, 2017, subject to all the previously approved and amended Conditions of Approval.**

**TR33688**  
**VICINITY MAP**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone: **Glen Ivy**  
Area: **TASRGW**  
Township/Range: **TASRGW**  
Section: **34**



REGULATED: On October 1, 2003, the County of Riverside adopted a new General Plan  
containing the State and the Governor's proposed amendments. The County has not  
yet adopted the amendments. The County Planning Department will continue  
to monitor the amendments. If the amendments are adopted, the County will  
update the map. The map is subject to change. The County Planning Department  
is located at 11770 California Street, Riverside, CA 92503.

ASSESSORS **283-14**  
BK. PG. **THOMAS**  
**BROS.PG 804 C4**

Supervisor Buster  
District 1

DATE DRAWN: 1/16/07

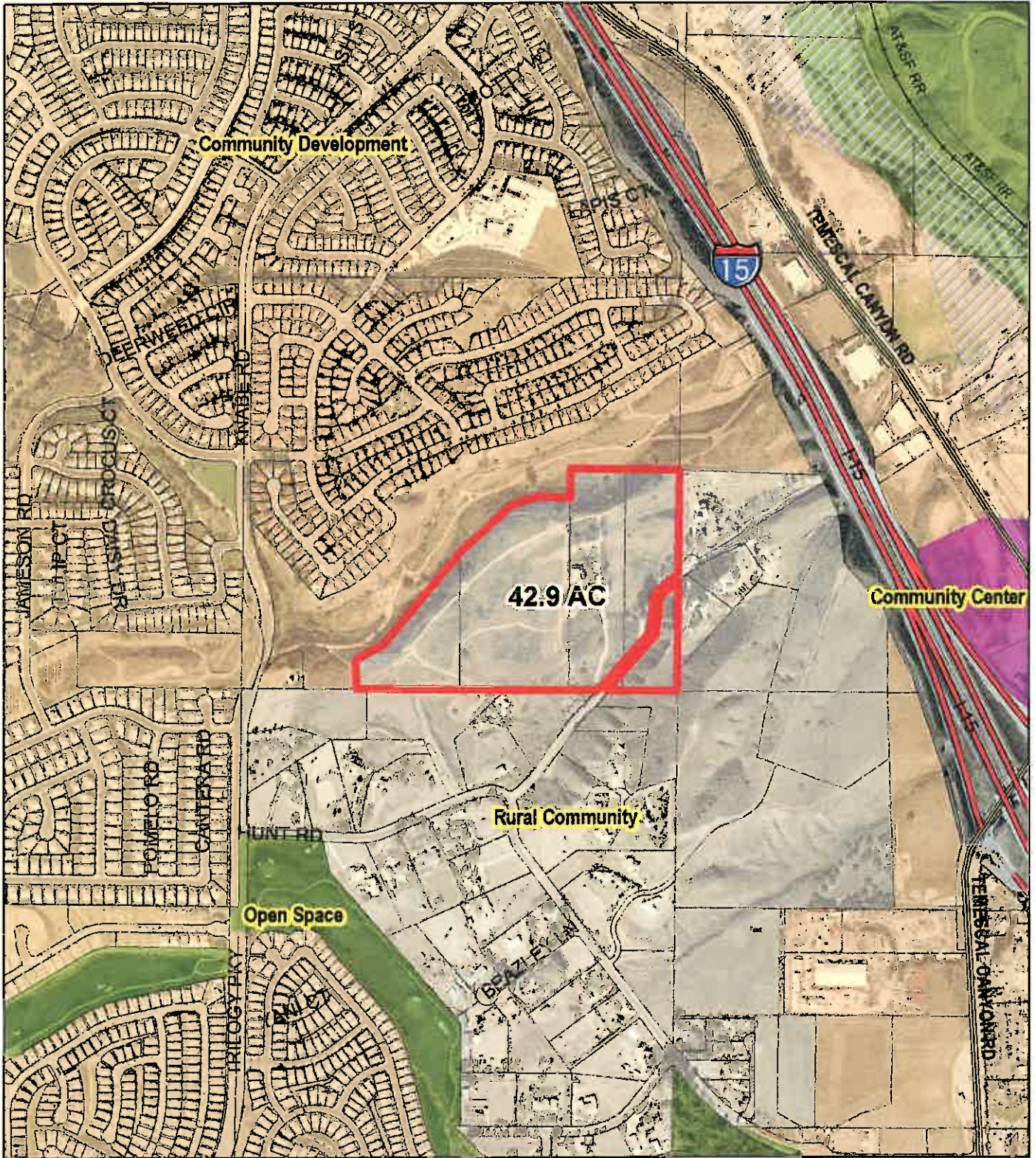
# TR33688

## DEVELOPMENT OPPORTUNITY

Planner: Jim Phithayanukarn

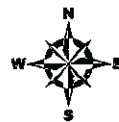
Date: 2/21/07

Exhibits Overview

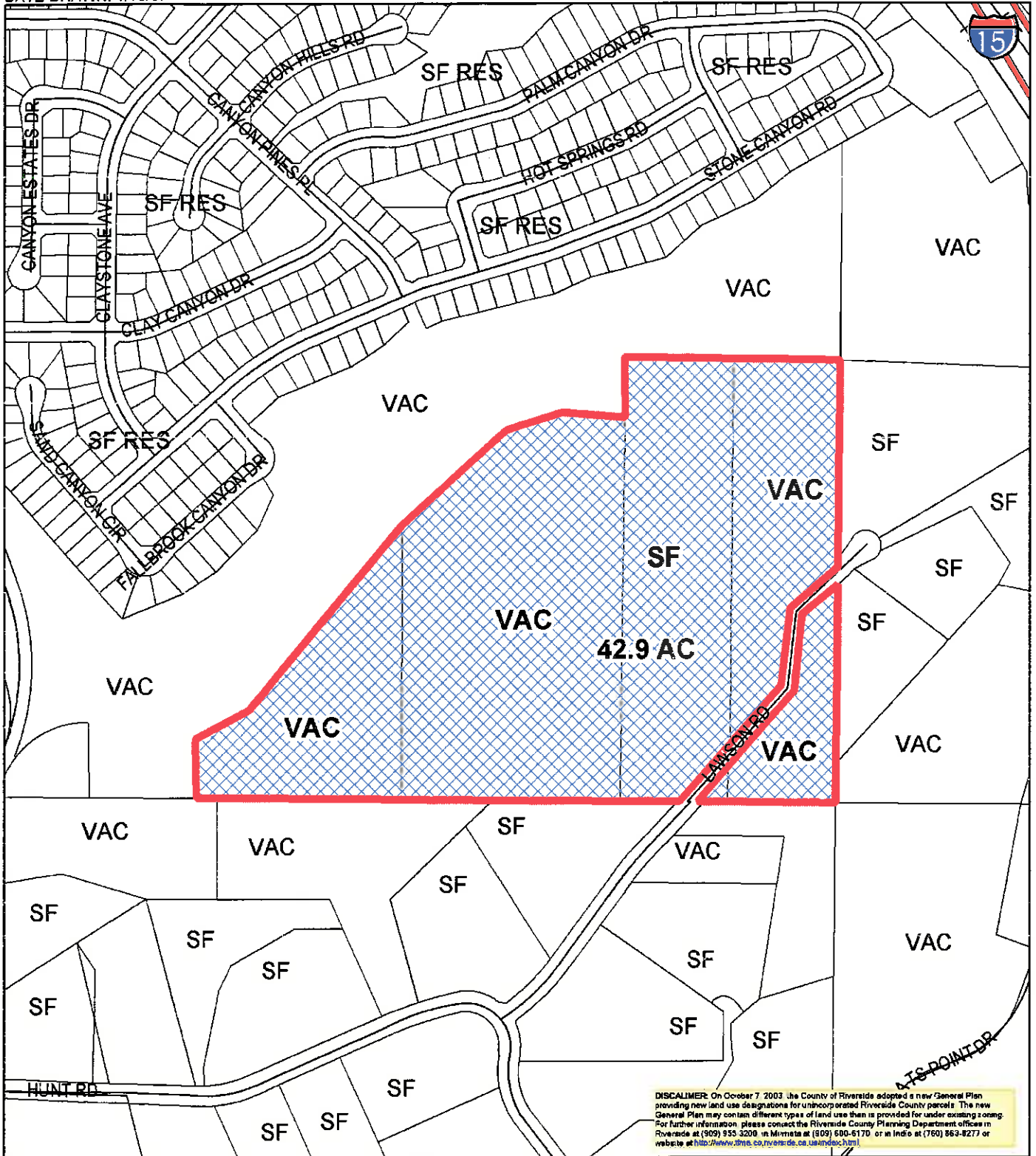


### RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: **Glen Ivy**  
Township/Range: **T4SR6W**  
SECTION: **34**



ASSESSORS  
BK. PG. **283-14**  
THOMAS  
BROS.PG **804 C4**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
Area: **Glen Ivy**

Township/Range: **T4SR6W**

Section : 34



ASSESSORS 283-14  
BK. PG.

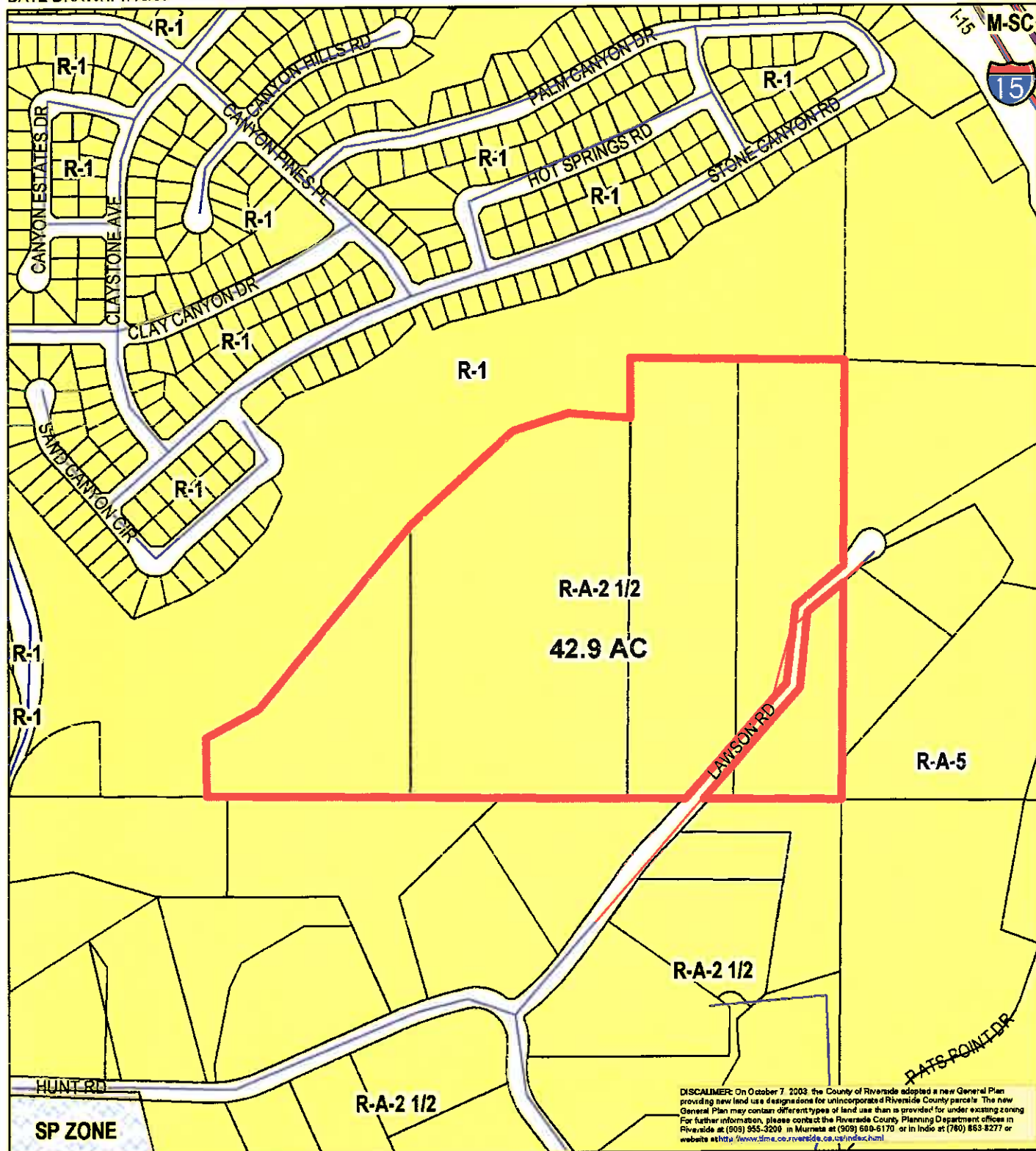
THOMAS 804 C4  
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Supervisor Buster  
District 1  
DATE DRAWN: 1/16/07

# TR33688

## EXISTING ZONING

Planner: Jim Phithayanukarn  
Date: 2/21/07  
Exhibit 2



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
Area: **Glen Ivy**  
Township/Range: T4SR6W  
Section: 34



ASSESSORS  
BK. PG. 283-14  
THOMAS  
BROS.PG 804 C4

Supervisor Buster  
District 1

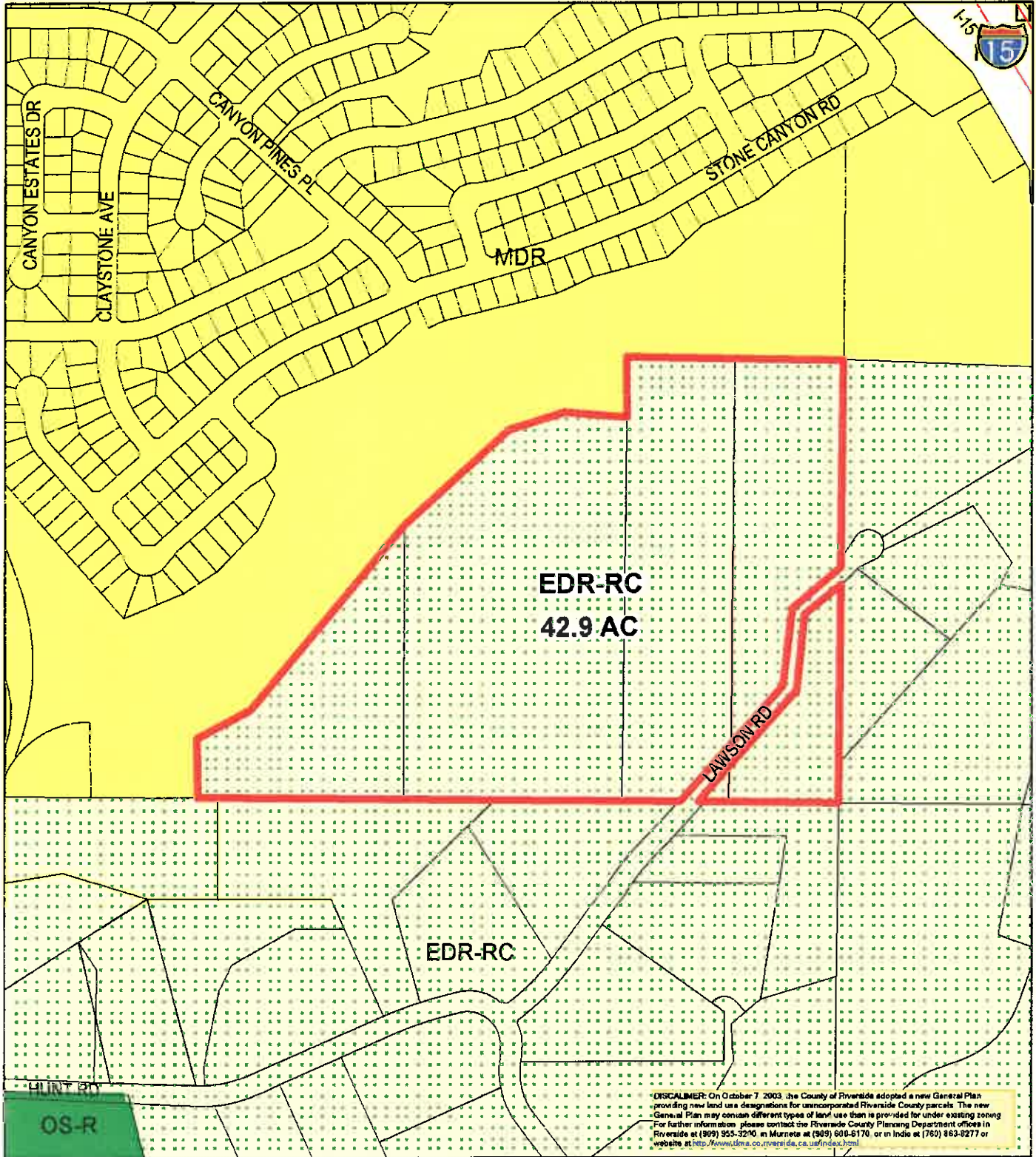
DATE DRAWN: 1/16/07

**TR33688**  
**Existing General Plan**

Planner: Jim Phithayanukarn

Date: 2/21/07

Exhibit 5



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
Area: **Glen Ivy**

Township/Range: **T4SR6W**

Section: **34**



ASSESSORS  
BK. PG. **383-14**

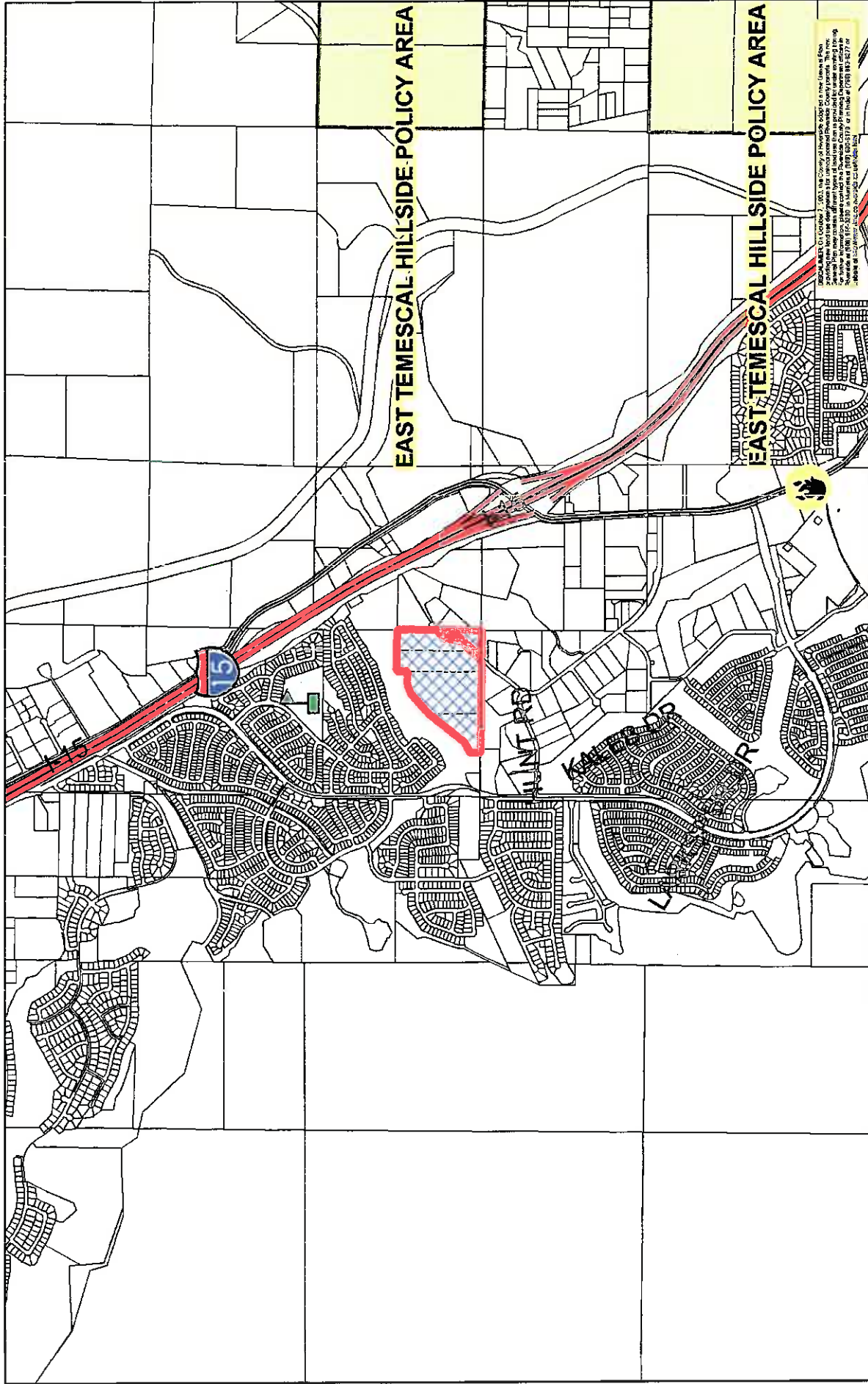
THOMAS  
BROS. PG. **804 C4**



Supervisor Buster  
District 1  
DATE DRAWN: 1/16/07

# TR33688 POLICY AREAS

Planner: Jim Phithayanukarn  
Date: 2/21/07  
Exhibit 8



Zone **Glen Ivy**  
Area:  
Township/Range: T45R6W  
Section: 34

0 1,950 3,900 7,800 11,700  
Feet

ASSESSORS 283-14  
BK. PG.  
THOMAS 804 C4  
BROS.PG



# Extension of Time Environmental Determination


Project Case Number: TR33688  
 Original E.A. Number: EA40576  
 Extension of Time No.: First  
 Original Approval Date: September 1, 2009

Project Location: North of Hunt Road, east of Trilogy Parkway, south of Stone Canyon Road, and west of Lawson Road.

Project Description: Schedule 'A' subdivision of 42.9 gross acres into 49 single family residential lots with a minimum lot size of 12,000 square feet. The project shall also include one (1) 0.7 acre park lot, one (1) 220 square foot landscaped entry lot, one (1) fire access lot, three (3) open space lots totaling 18.2 gross acres, and one (1) 1.06 gross acre detention basin.

On September 1, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:   
 \_\_\_\_\_  
 Dionne Harris, Urban Regional Planner

Date: September 14, 2016  
 \_\_\_\_\_  
 For Steve Weiss, Planning Director

## Harris, Dionne

---

**From:** jim rapp <jimrapp@rocketmail.com>  
**Sent:** Friday, September 02, 2016 11:48 AM  
**To:** Harris, Dionne  
**Subject:** Re: 1st EOT Conditions of Approval to accept for TR33688

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dionne,

We accept all the conditions noted on your email. Please proceed.

Yours, James Rapp

On Friday, September 2, 2016 2:26 PM, "Harris, Dionne" <[DHarris@rctlma.org](mailto:DHarris@rctlma.org)> wrote:

Attn: James Rapp  
2221 Windsong Court  
Safety Harbor, FL 34695

### RE: EXTENSION OF TIME REQUEST for No. 33688.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on **August 25, 2016**. The LDC has determined it necessary to recommend the addition of eight (8) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50. E Health #6	90. BS Grade #5
50. E Health #7	90. BS Grade #6
50. E Health #8	90. BS Grade #7
60. BS Grade #14	90. BS Grade #8

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for . County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Thank you,

**Dionne Harris**

***Urban Regional Planner I***

Riverside County Planning Department

4080 Lemon Street, 12th Floor

PO Box 1409

Riverside, CA 92502

(P):951-955-6836

(F):951-955-1811

email: [dharris@rctlma.org](mailto:dharris@rctlma.org)

Website: <http://planning.rctlma.org>



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**How are we doing? Click the Link and tell us**

TRACT MAP Tract #: TR33688

Parcel: 283-140-010

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT1- SOLID WASTE SERVICE

RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 7 EOT1- WATER & SEWER WILL SERVE

RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 8 EOT1- PHASE I ESA REQUIRED

RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1- APPROVED WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 EOT1- BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

TRACT MAP Tract #: TR33688

Parcel: 283-140-010

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 EOT1- WQMP BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 7 EOT1- REQ'D GRDG INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 8 EOT1- PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the

09/02/16  
11:06

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR33688

Parcel: 283-140-010

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8

EOT1- PRECISE GRDG APPROVAL (cont.)

RECOMMND

precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.


Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.



1.3

Agenda Item No.:  
Area Plan: Lake Mathews/Woodcrest  
Zoning District: Lake Mathews  
Supervisory District: First  
Project Planner: Desirée Bowie  
Planning Commission: October 19, 2016

PLOT PLAN NO. 25255  
Environmental Assessment No. 42562  
Applicant: AT&T  
Engineer/Representative: Coastal Business Group



Steve Weiss, AICP

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless telecommunication facility, for AT&T, disguised as a 70 foot high palm tree with twelve (12) panel antennas, twelve (12) Remote Radio Units (RRU), three (3) surge suppressors, two (2) Global Positioning Satellite (GPS) antennas, and a 230 square-foot equipment shelter in an 840 square-foot lease area surrounded by a six-foot (6') high decorative block wall enclosure. The project also proposes to install two (2) live palm trees and additional landscaping around the project area. The project site is located on the Metropolitan Water District property containing various structures to operate their facility and the proposed wireless communication facility is located near the northeast corner the property along El Sobrante Road. Access to the wireless facility will be provided via a 12 foot wide access road from El Sobrante Road.

Ordinance No. 348.4818 requires the Planning Director file a "Notice of Decision" before the Planning Commission with an accompanying report of the Director's hearing approved on September 12, 2016.

The project is located southerly of El Sobrante Road, easterly of La Sierra Avenue, and westerly of McAllister Street, more specifically 12725 El Sobrante Road, within the Lake Mathews/Woodcrest Area Plan.

### RECOMMENDATION:

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on September 12, 2016.

**The Planning Department staff recommended APPROVAL; and,  
THE PLANNING DIRECTOR:**


**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42562**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED PLOT PLAN NO. 25255**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

DB:db

Agenda Item No.:  
 Area Plan: Lake Mathews/Woodcrest  
 Zoning District: Lake Mathews  
 Supervisorial District: First  
 Project Planner: Desiree Bowie  
 Director's Hearing: September 12, 2016

PLOT PLAN NO. 25255  
 Environmental Assessment No. 42562  
 Applicant: AT&T  
 Engineer/Representative: Coastal Business  
 Group



Steve Weiss, AICP  
 Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless telecommunication facility, for AT&T, disguised as a 70 foot high palm tree with twelve (12) panel antennas, twelve (12) Remote Radio Units (RRU), two (2) surge suppressors, two (2) Global Positioning Satellite (GPS) antennas, and a 230 square-foot equipment shelter in an 840 square-foot lease area surrounded by a six-foot (6') high decorative block wall enclosure. The project also proposes to install two (2) live palm trees and additional landscaping around the project area. The project site is located on the Metropolitan Water District property containing various structures to operate their facility and the proposed wireless communication facility is located near the northeast corner the property along El Sobrante Road. Access to the wireless facility will be provided via a 12 ft wide access road from El Sobrante Road.

The project is located southerly of El Sobrante Road, easterly of La Sierra Avenue, and westerly of McAllister Street, more specifically 12725 El Sobrante Road, within the Lake Mathews//Woodcrest Area Plan.

### SUMMARY OF FINDINGS:

- |                                       |   |
|---------------------------------------|---|
| 1. Existing General Plan Land Use:    | Open Space: Water (OS:W) and Community Development: Public Facilities (CD:PF) ( $\leq 0.60$ Floor Area Ratio)   |
| 2. Surrounding General Plan Land Use: | Community Development: Public Facilities (CD:PF), Community Development: Medium Density Residential (CD:MDR), Open Space: Conservation, and Community Development: Commercial Retail (CD:CR) to the north, Open Space: Water) south, Community Development: Public Facilities to the east and west. |
| 3. Existing Zoning:                   | Watercourse, Watershed and Conservation Area (W-1)  |
| 4. Surrounding Zoning:                | Specific Plan (S-P), Controlled Development Areas (W-2), One-Family Dwellings (R-1), Light Agriculture-5 Acre Minimum (A-1-5), and Light Agriculture-10 Acre Minimum (A-1-10) to the north,   |

- Light Agriculture-10 Acre Minimum (A-1-10) and Watercourse, Watershed and Conservation Area (W-1) to the east, Watercourse, Watershed and Conservation Area (W-1) to the south, Watercourse, Watershed and Conservation Area (W-1) and Light Agriculture with Poultry (A-P) to the west.
5. Existing Land Use: Metropolitan Water District Facility and an existing wireless telecommunication facility.
6. Surrounding Land Use: Single family residences to the north, vacant to the east, Lake Mathews to the south, MWD Facility and poultry farm to the west.
7. Project Data: Total Acreage: 152.8 acres.  
Lease Area: 840 sq. ft.
8. Environmental Concerns: See Attached Environmental Assessment

**RECOMMENDATIONS:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42562**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE** **PLOT PLAN NO. 25255**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Open Space: Water (OS:W) and Community Development: Public Facilities (CD:PF) ( $\leq 0.60$  Floor Area Ratio) on the Lake Mathews/Woodcrest Area Plan which applies to bodies of water and natural drainage corridors and allows for the construction of public/quasi-public uses such as landfills, airports, utilities and other civic uses, respectively.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Open Space: Water (OS:W) and Community Development: Public Facilities (CD:PF) ( $\leq 0.60$  Floor Area Ratio), have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and capacity for the nearby residences, commercial uses, and the traveling public in the area.
3. The project site is surrounded by properties which are designated Community Development: Public Facilities (CD:PF), Community Development: Medium Density Residential (CD:MDR), Open Space: Conservation, and Community Development: Commercial Retail (CD:CR) to the north, Open Space: Water) south, Community Development: Public Facilities to the east and west.
4. The zoning for the subject site is Watercourse, Watershed and Conservation Area (W-1).

5. The proposed use, a wireless communication facility disguised as a 70 foot high palm tree, is a permitted use in the W-1 zone subject to approval of a plot plan according to the provisions of Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
6. According to Section 19.404.A. of Ordinance No. 348, the W-1 zone is classified as a non-residential zone classification. The proposed project, as designed and conditioned, does not exceed the maximum allowable height of 70 feet for disguised wireless communication facilities in non-residential zone classifications. Additionally, the facility is set back approximately 195 feet from nearest residential property line, exceeding the 140 foot setback requirement (200% of the facility height) from habitable dwellings. The 70 foot setback requirement (100% of the facility height) from residential property lines. The project, as designed and conditioned, complies with the development standards for Area Disturbance, Fencing and Walls, Landscaping, Noise, Parking, Power and Communications Lines, as well as Support Facilities and Treatment. Therefore, it can be determined that the project is consistent with the development standards set forth in Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
7. The project site is surrounded by properties which are zoned Specific Plan (S-P), Controlled Development Areas (W-2), One-Family Dwellings (R-1), Light Agriculture-5 Acre Minimum (A-1-5), and Light Agriculture-10 Acre Minimum (A-1-10) to the north, Light Agriculture-10 Acre Minimum (A-1-10) and Watercourse, Watershed and Conservation Area (W-1) to the east, Watercourse, Watershed and Conservation Area (W-1) to the south, Watercourse, Watershed and Conservation Area (W-1) and Light Agriculture with Poultry (A-P) to the west.
8. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
9. In accordance with AB52, notices were mailed to Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, and Pechanga Band of Luiseno Indians on July 13, 2015. However, upon preparation of this report, no consultation requests were received from any of the tribes.
10. City of Riverside was sent a transmittal letter and exhibit in December 2012. No comments were provided.
11. Environmental Assessment No. 42562 identified the following potentially significant impacts:
  - a. Biological Resources

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Open Space: Water (OS:W) and Community Development: Public Facilities (CD:PF) (<.60 Floor Area Ratio) Land Use Designations, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Fault Zone;
  - b. A Flood Zone;
  - c. A County Service Area; or,
  - d. An Airport Influence Area.
  - e. An area susceptible for subsidence
3. The project site is located within:
  - a. A High Fire area;
  - b. An area of Flooding Sensitivity;
  - c. The Stephens Kangaroo Rat Fee Area;
  - d. City of Riverside City Sphere of Influence;
  - e. The Boundaries of the Riverside Unified School District; and,
  - f. An area with low liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Number 285-020-005.

DA:da

Y:\Planning Case Files-Riverside office\PP25255\DH-PC-BOS Hearings\DH-PC\DRAFT Staff Report.PP25255.docx

Date Prepared: 7/26/16

Date Revised: 07/26/16

Digitally signed by jkocanne@bechtel.com  
 DN: cn=jkocanne@bechtel.com  
 Date: 2014.10.02 15:44:53 -07'00'



AT&T MOBILITY

**SITE NAME: LAKE MATHEWS MWD**  
**SITE NUMBER: RS0045C**  
**PLOT PLAN No. 25255**

A/E DOCUMENT REVIEW STATUS	
Status Code	Date
1. Accepted - With minor or no comments, construction may proceed	
2. Not Accepted - Please resolve comments and resubmit	

Acceptance does not constitute approval of design details, calculations, analysis, test methods or materials developed or selected by the subcontractor and does not relieve subcontractor from full compliance obligations.

Reviewed	ENG	CONST	Date

DRAWING INDEX	REV.
AA-RS0045C-T01 TITLE SHEET	7
AA-RS0045C-B01 TOPOGRAPHIC SURVEY	1
AA-RS0045C-Z01 SITE PLAN	7
AA-RS0045C-Z02 ENLARGED SITE PLAN, ANTENNA LAYOUT	7
AA-RS0045C-Z03 ELEVATIONS	7
AA-RS0045C-Z04 ELEVATIONS	7
AA-RS0045C-L01 IRRIGATION PLAN	0
AA-RS0045C-L02 PLANTING PLAN	0

**CASE: PP25255**  
**EXHIBIT: A (SHEETS 1-8)**  
**DATE: 2/23/15**  
**PLANNER: D. Bowie**

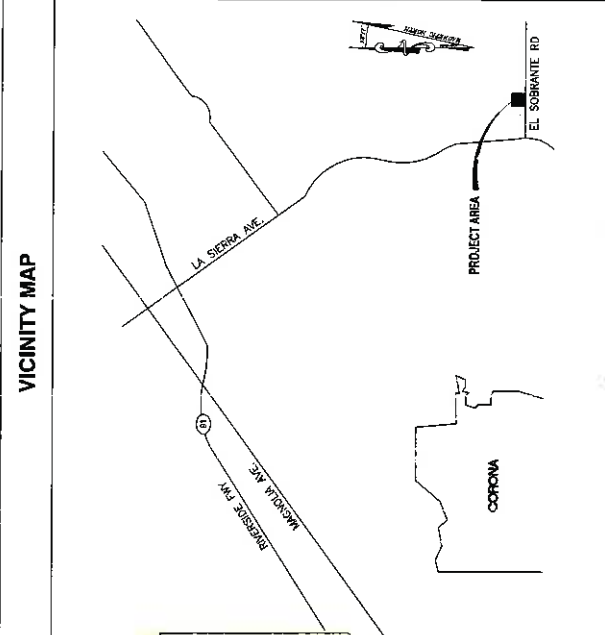
**CODE COMPLIANCE**

ALL WORK AND MATERIALS SHALL BE SUBMITTED AND INSTALLED IN ACCORDANCE WITH CURRENT EDITIONS OF THE CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PREVENT WORK FROM CONFORMING TO THE LOCAL CODES.

2013 CALIFORNIA BUILDING CODE (T13 CBC)  
 2012 CALIFORNIA PLUMBING CODE (T12 CBC)  
 2012 CALIFORNIA ELECTRICAL CODE (T12 CEC)  
 2010 CALIFORNIA FIRE CODE (T10 CBC)

**DIRECTIONS**

FROM THE AT&T OFFICE 12000 PARK PLAZA DRIVE, CERRITOS, CA  
 TAKE PARK ONTO CA-91 E. TAKE THE LA SIERRA AVE. EXT. TURN RIGHT ONTO LA SIERRA AVE. TURN LEFT ONTO EL SOBRANTE RD.  
 ARRIVE AT 12070 EL SOBRANTE RD.



**PROJECT INFORMATION**

SCOPE OF WORK: RELOCATION & INSTALLATION OF (E) CA APPROVED MODULAR EQUIPMENT SHELTER AND (E) 70'-0" TALL MONOPOLM ON NEW PERMANENT FOUNDATION WITH (N) 10' WALL COMPARTMENT RELOCATED MONOPOLM TO SUPPORT 120' TALL MONOPOLM. (E) 120' TALL MONOPOLM SURGE SUPPRESSORS POWER AND TELCO EXTENDED FROM (E) TEMPORARY FACILITY.

SITE ADDRESS: 12725 EL SOBRANTE RD RIVERSIDE, CA 92503

PROPERTY OWNER: METROPOLITAN WATER DISTRICT REAL PROPERTY AND MANAGEMENT GROUP P.O. BOX 547153, LOS ANGELES, CA 90054 PH: (213) 470-5570

CONTACT: (951) 710-5570

APPLICANT: AT&T WIRELESS 22800 PARK PLAZA DRIVE CERRITOS, CA 90703

COORDINATES: LAT: 33° 51' 28.41" (NAD 1983) LONGITUDE: 117° 26' 25.27" (NAD 1983)

GROUND ELEV.: 1303' (NAVD88)

JURISDICTION: RIVERSIDE COUNTY

A.P.N.: ~~285-020-005~~ **285-020-005**

CURRENT USE: UNMANNED TELECOM FACILITY

PROPOSED USE: UNMANNED TELECOM FACILITY

TOTAL LEASE AREA: 7,000 S.F.

**SITE QUALIFICATION PARTICIPANTS**

A/E	LEASING	RF	ZONING	LANDLORD CONTACT:	CONSTRUCTION
DAH CONNELL	JORDON DEBARGE	SHAKEEL MEMON	CHRIS VOSS	JOHN OSORUNA	RON VANDERWAL
CONNELL DESIGN GROUP, L.L.C.	CBG	AT&T MOBILITY	CBG	METROPOLITAN WATER DISTRICT	BECHTEL
(949) 753-8807	(949) 336-1550	(562) 547-4681	(949) 336-1550	(951) 710-5570	(714) 343-0931

**LAKE MATHEWS MWD**  
 RS0045C  
 12725 EL SOBRANTE RD,  
 RIVERSIDE, CA 92503

**at&t**  
 AT&T MOBILITY  
 12000 PARK PLAZA DRIVE  
 CERRITOS, CA 90703

**EDGE**  
 CONNELL DESIGN GROUP, LLC  
 2015 RAVENHURST PARK DRIVE, WESTLAKE FOREST, CA 90909  
 (949) 753-8807 OFFICE (949) 753-8837 FAX

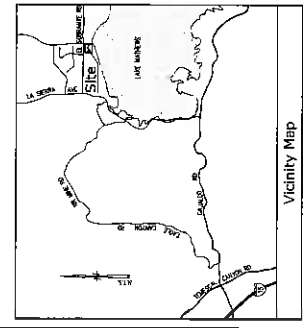
**PROJECT PLAN 25255**  
**TITLE SHEET**

NO.	DATE	ISSUED FOR ZONING (REGARD PER COUNTY)	CA	DC	BY	CHK	APP'D
7	02/23/15	ISSUED FOR ZONING (REGARD PER COUNTY)	SA	DC			

SCALE: AS SHOWN  
 PREPARED BY: [Signature]  
 CHECKED BY: [Signature]  
 DRAWN BY: [Signature]

DATE: 2/23/15  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: AS SHOWN

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**Title Report**  
 THE CLIENT HAS REQUESTED A TITLE REPORT ON THE SUBJECT OF A TITLE REPORT.  
 THE REPORT IS BASED ON THE RECORDS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.  
 THE REPORT IS BASED ON THE RECORDS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.  
 THE REPORT IS BASED ON THE RECORDS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.

**Access Route/Lease Area/Utility Route**  
 THE CLIENT HAS REQUESTED A TITLE REPORT ON THE SUBJECT OF A TITLE REPORT.  
 THE REPORT IS BASED ON THE RECORDS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.  
 THE REPORT IS BASED ON THE RECORDS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.

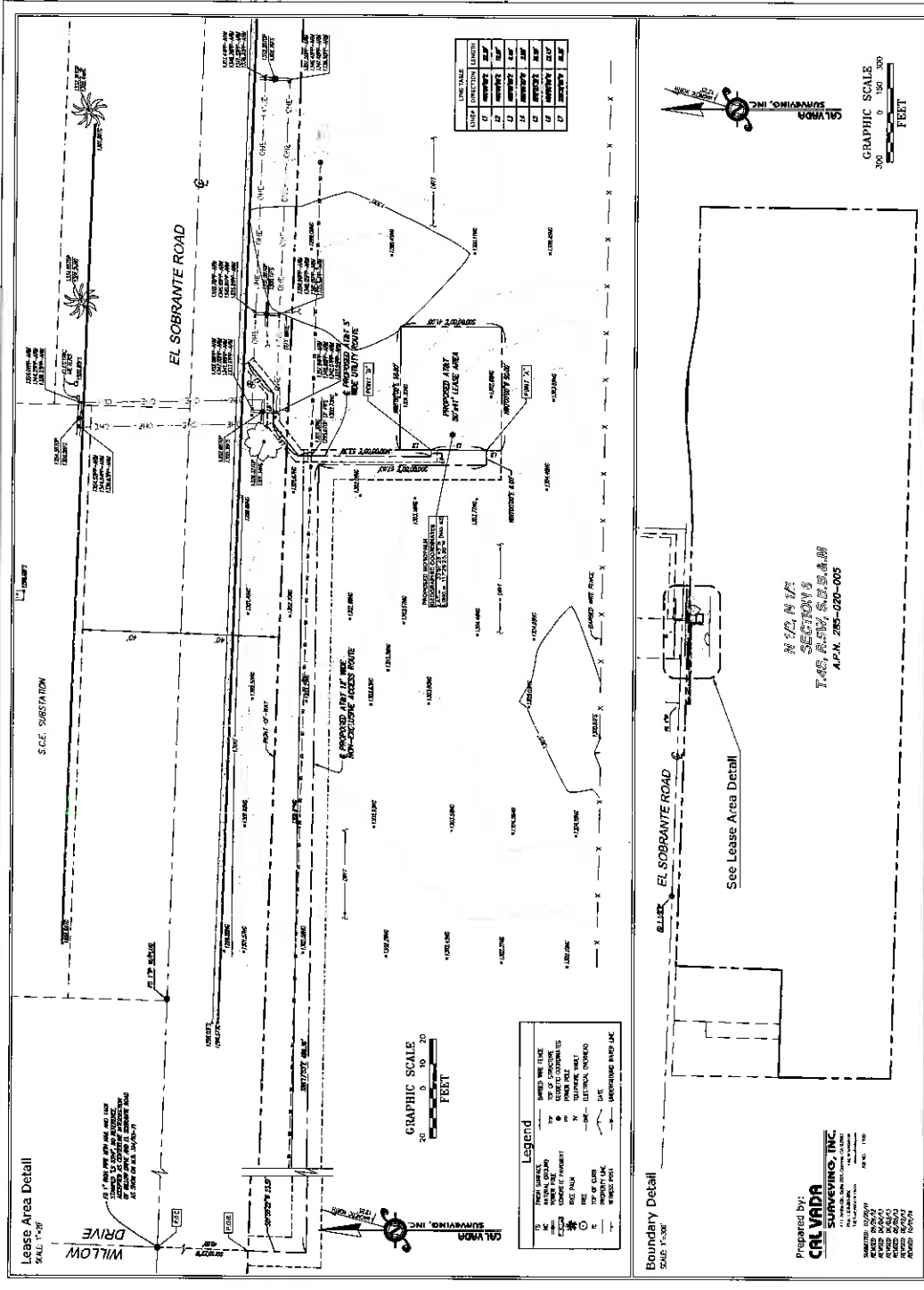
**Geographic Coordinates at Proposed Monopalm**  
 THE CLIENT HAS REQUESTED A TITLE REPORT ON THE SUBJECT OF A TITLE REPORT.  
 THE REPORT IS BASED ON THE RECORDS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.  
 THE REPORT IS BASED ON THE RECORDS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.

**Basis of Bearings**  
 THE CLIENT HAS REQUESTED A TITLE REPORT ON THE SUBJECT OF A TITLE REPORT.  
 THE REPORT IS BASED ON THE RECORDS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.  
 THE REPORT IS BASED ON THE RECORDS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.

**Bench Mark**  
 THE CLIENT HAS REQUESTED A TITLE REPORT ON THE SUBJECT OF A TITLE REPORT.  
 THE REPORT IS BASED ON THE RECORDS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.  
 THE REPORT IS BASED ON THE RECORDS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.

**Dates of Survey**  
 THE CLIENT HAS REQUESTED A TITLE REPORT ON THE SUBJECT OF A TITLE REPORT.  
 THE REPORT IS BASED ON THE RECORDS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.  
 THE REPORT IS BASED ON THE RECORDS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.

**Utility Statement**  
 THE CLIENT HAS REQUESTED A TITLE REPORT ON THE SUBJECT OF A TITLE REPORT.  
 THE REPORT IS BASED ON THE RECORDS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.  
 THE REPORT IS BASED ON THE RECORDS OF THE COUNTY OF SAN JOAQUIN, CALIFORNIA.



**TOPOGRAPHIC SURVEY**

Prepared by:  
**CALVADA SURVEYING, INC.**  
 1500 PINE CANYON DRIVE  
 RIVERSIDE, CA 92503

Client:  
**LAKE MATTHEWS NWD**  
**RS0045C**  
 12725 EL SOBRANTE RD.  
 RIVERSIDE, CA 92503

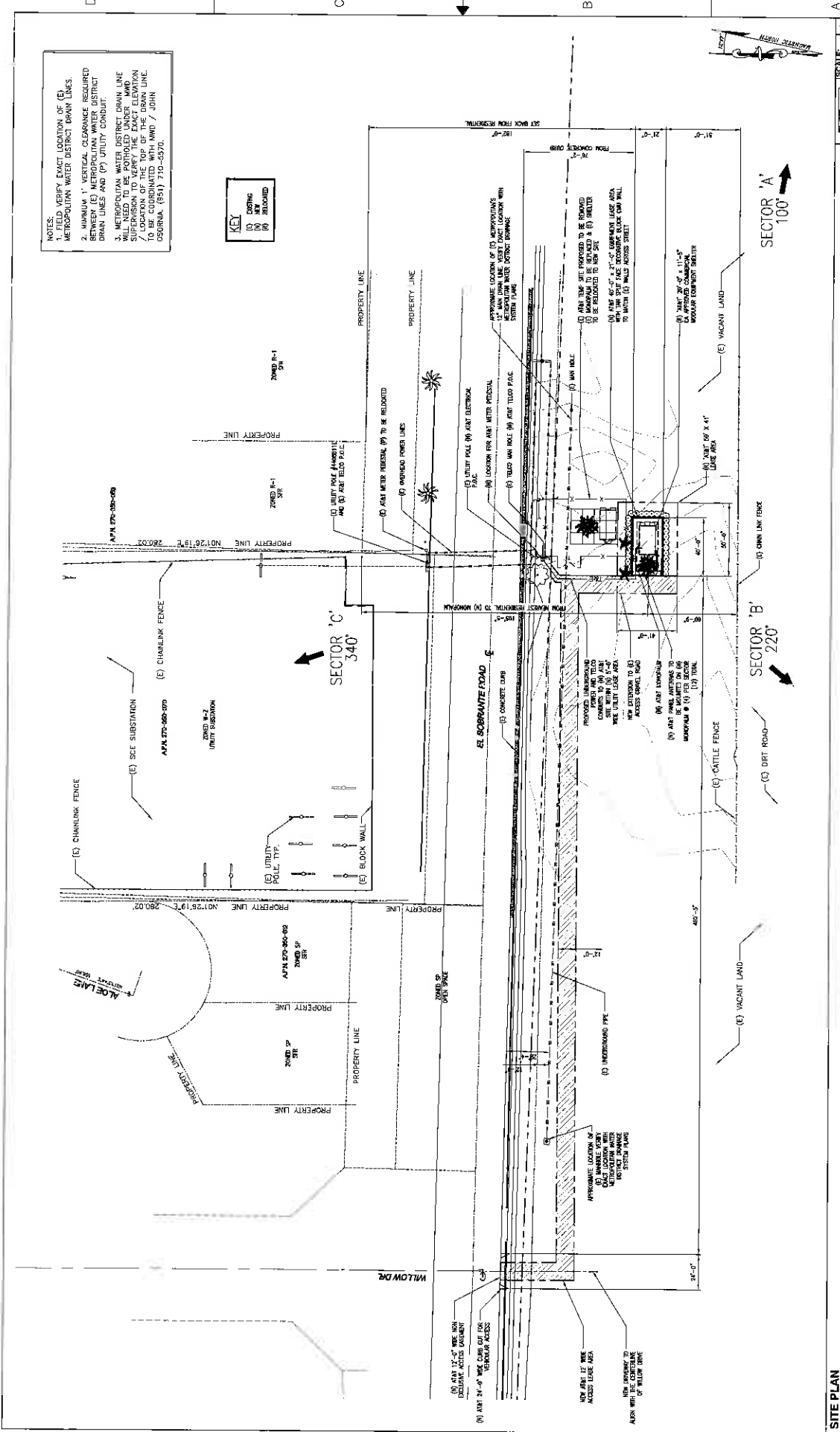
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NO.	DATE	REVISIONS	BY	CHKD
1	12/29/13	ISSUED FOR PERMIT / CONSTRUCTION	SA	DC
2	01/29/14	ISSUED FOR PERMIT / CONSTRUCTION	SA	DC

25735-615-AA  
 RS0045C  
 SHEET NO. 1

**EDG**  
**GONNELL DESIGN GROUP, LLC**  
 2015 HUNTERWOOD BOULEVARD, SUITE 100, RIVERSIDE, CA 92503  
 PH: 951-505-9999 FAX: 951-505-9998

**at&t**  
**AT&T MOBILITY**  
 1500 PINE CANYON DRIVE  
 RIVERSIDE, CA 92503



**NOTES:**  
 1. VERIFY EXACT LOCATION OF METROPOLITAN WATER DISTRICT DRAIN LINES.  
 2. MINIMUM VERTICAL CLEARANCE REQUIRED BETWEEN METROPOLITAN WATER DISTRICT DRAIN LINES AND (P) UTILITY CONDUIT.  
 3. METROPOLITAN WATER DISTRICT DRAIN LINE WILL NEED TO BE POHOLED UNDER MWD SUPERVISION TO VERIFY THE EXACT ELEVATION OF THE DRAIN LINE. THE DRAIN LINE TO BE COORDINATED WITH MWD / JOHN OSORUNA. (851) 710-5970.

**KEY**  
 (D) EXISTING  
 (N) NEW  
 (R) RELOCATED

**SITE PLAN**

SCALE: AS SHOWN

DATE: 08/13/14

DESIGNED FOR: ZONING (REVIEW PER COUNTY)

DRAWN BY: CHK (MPT)

PROJECT NO.: 25735-615-1A

PROJECT NAME: R50045C

CLIENT: LAKE MATTHEWS MWD

ADDRESS: 12725 EL SOBRANTE RD, RIVERSIDE, CA 92503

DESIGNER: EDG CONSULTING GROUP, LLC

ADDRESS: 3545 RANCHO PINNACLES DRIVE, SUITE 100, RIVERSIDE, CA 92506

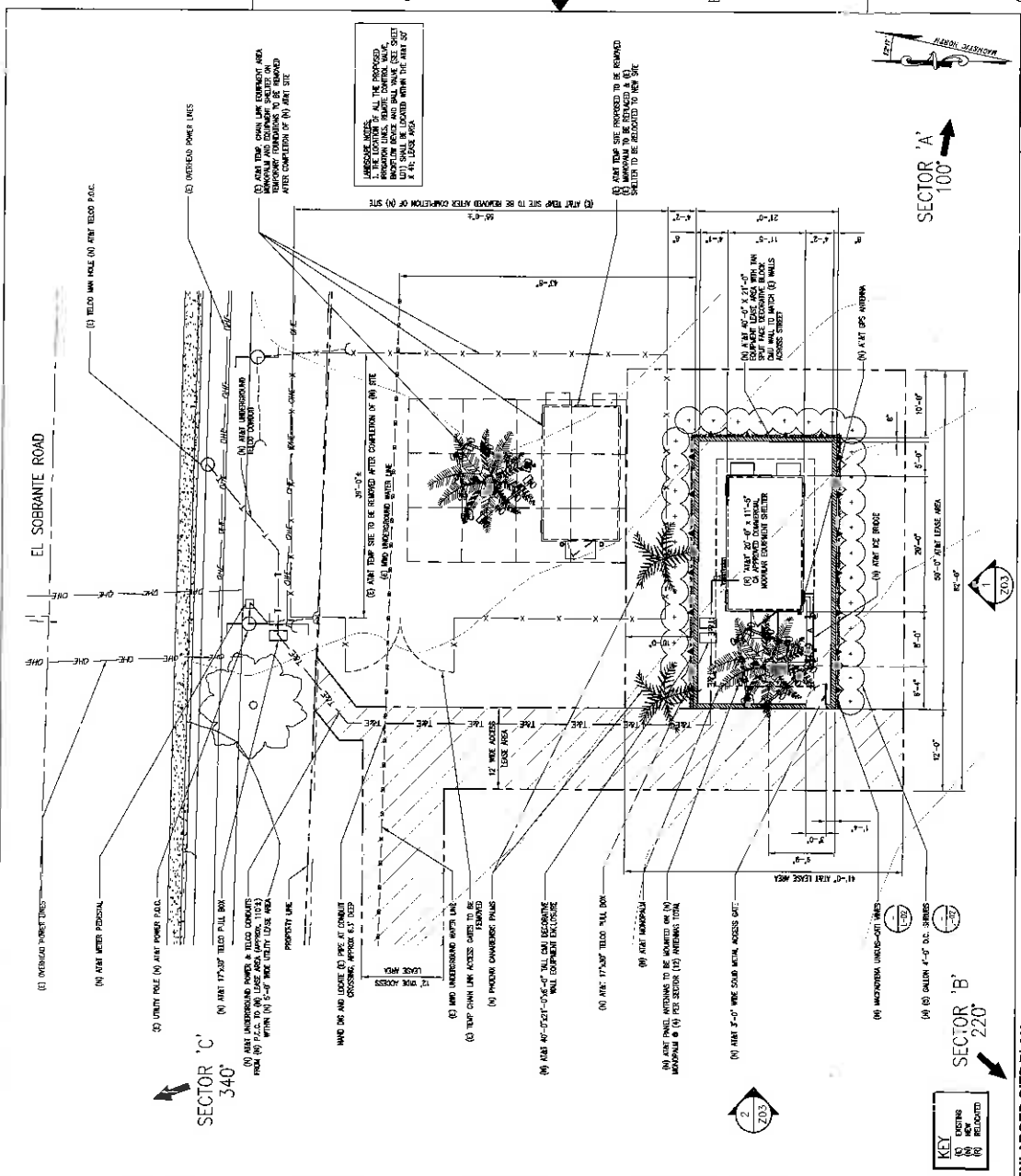
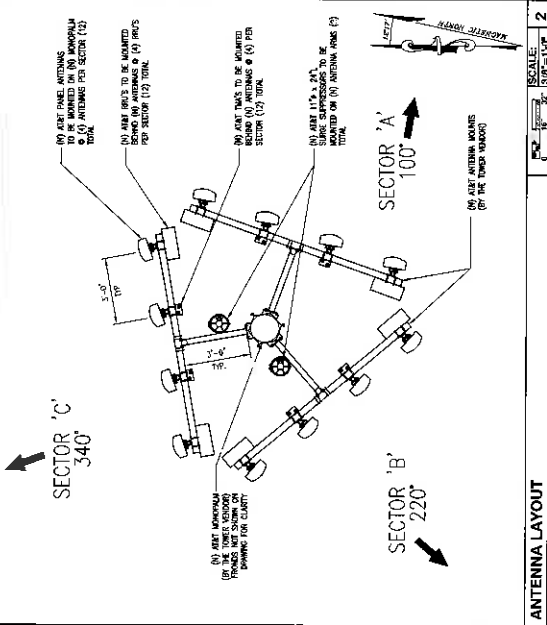
PROJECT NO.: 25735-615-1A

PROJECT NAME: R50045C

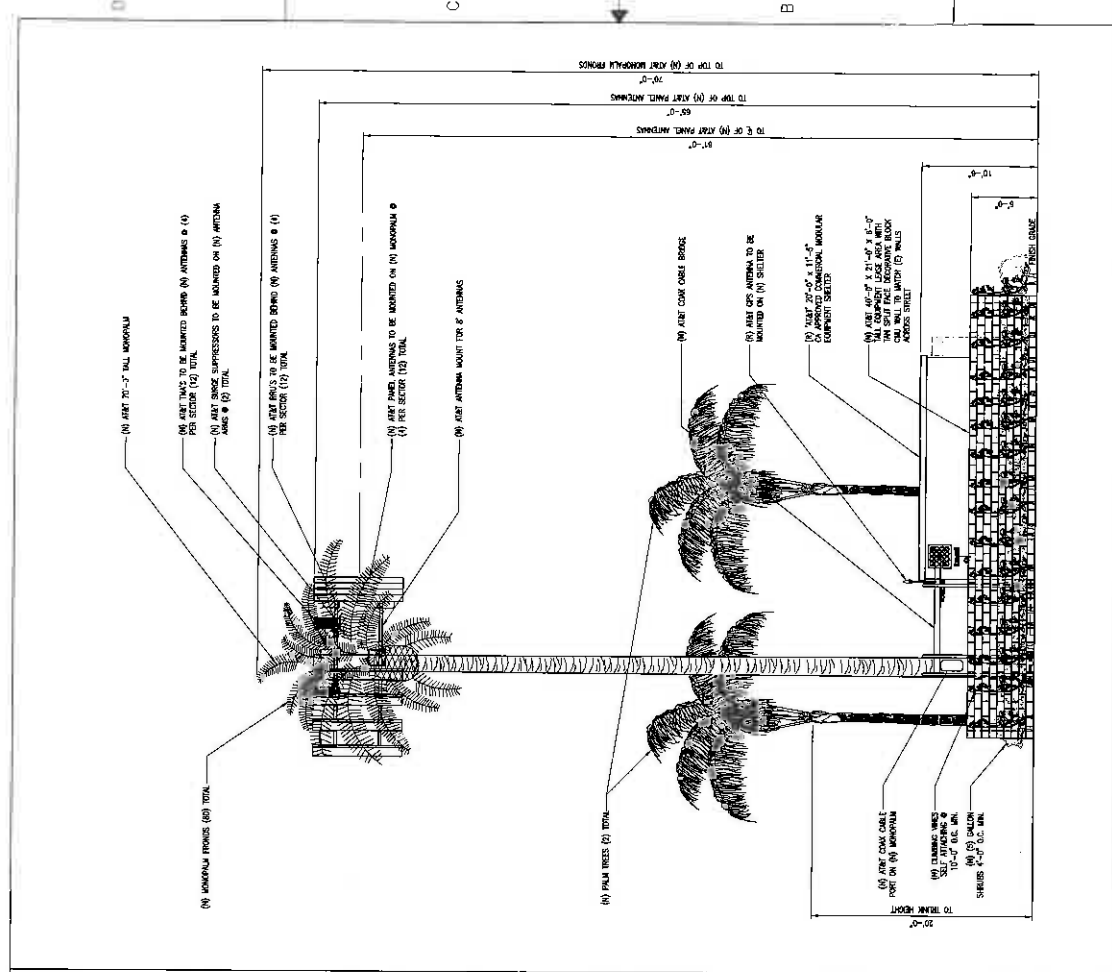
SHEET NO.: 7

TOTAL SHEETS: 7





NOT USED		3 ENLARGED SITE PLAN		6	
LAKE MATHEWS MWD RS0045C 12725 EL SOBRANTE RD. RIVERSIDE, CA 92503		at&t AT&T MOBILITY 1900 PARK PLAZA DRIVE CERRITOS, CA 94518		ENLARGED SITE PLAN / ANTENNA LAYOUT PLOT PLAN 25255 RS0045C JOB NO. 15738-R15-AA DRAWING NO. RS0045C SHEET NO. 7 DATE 7/20/14 SCALE AS SHOWN DESIGNED BY CHM/PTD CHECKED BY SA/DC APPROVED BY SA/DC	
CONNELLY GROUP, LLC ENGINEERING AND ARCHITECTURE 2645 MARINO PLAZA, SUITE 100, LA JOLLA, CA 92037 (760) 520-1000		at&t AT&T MOBILITY 1900 PARK PLAZA DRIVE CERRITOS, CA 94518		22 x 30' SITE	



**WEST ELEVATION** SCALE: 1/8" = 1'-0"

**2 SOUTH ELEVATION** SCALE: 1/8" = 1'-0"

**at&t**  
 AT&T MOBILITY  
 1200 PARK PLAZA DRIVE  
 GERRITUS, CA 94020

**LAKE MATHEWS MWD**  
 RS0045C  
 12725 EL SOBRANTE RD.  
 RIVERSIDE, CA 92503

**CDG**  
 CONNELL DESIGN GROUP, LLC  
 2455 AVENUE PARKWAY SOUTH, LAKE FOREST, CA 92509  
 PHO: 714.880.4677 FAX: 949.731.8817 FAX

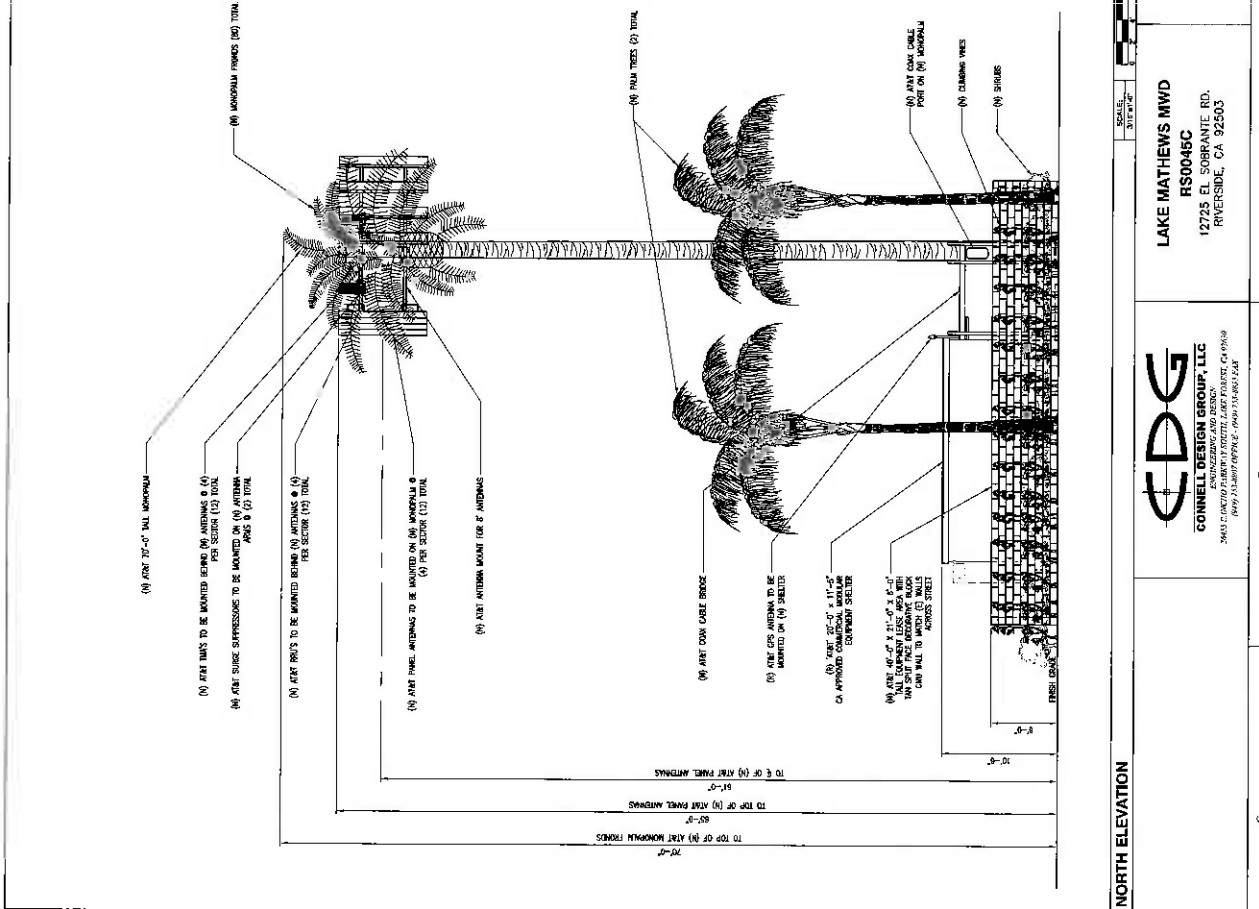
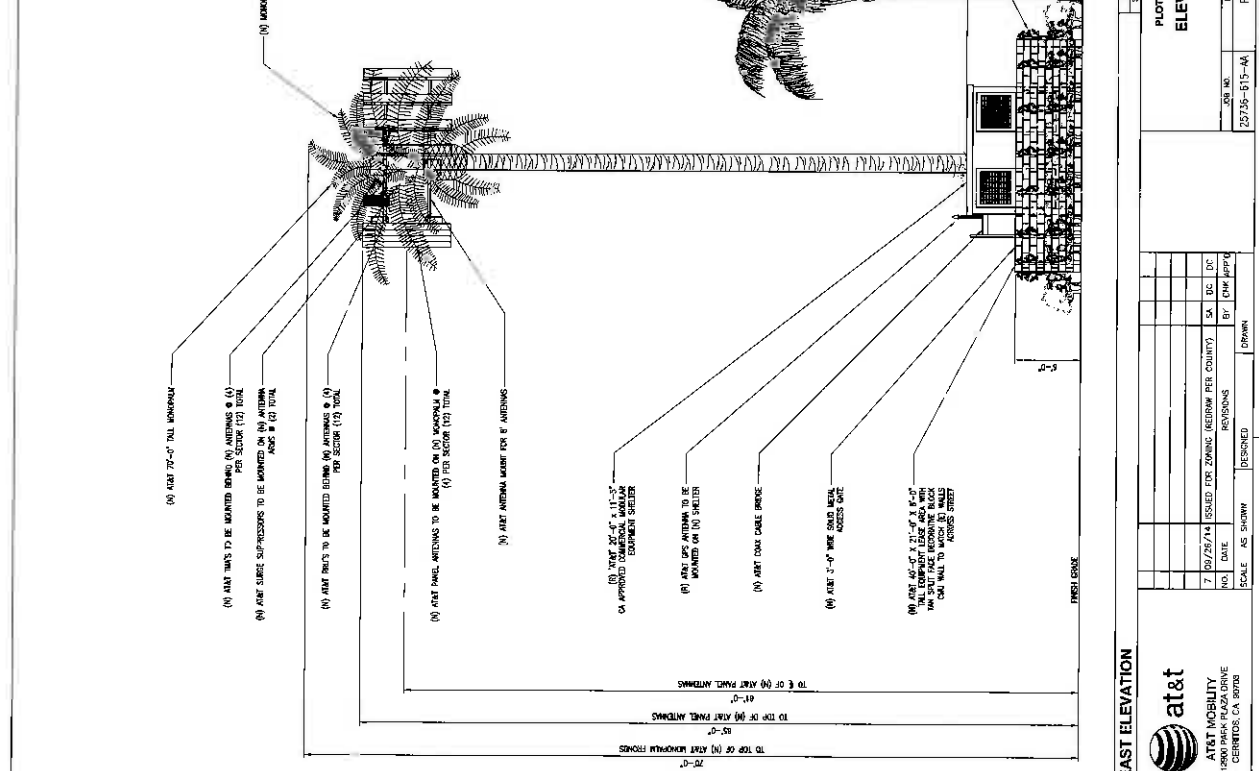
PLANT PLAN 25255  
**ELEVATIONS**

NO.	DATE	REVISIONS	BY	CHK BY
1	09/25/13	ISSUED FOR ZONING (RECORD PER COUNTY)	SA	DC

SCALE AS SHOWN DESIGNED DRAWN

DATE: 09/25/13  
 DRAWING NO.: RS0045C  
 SHEET NO.: 203  
 OF 7

27' 0" x 30' 0" SITE



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**at&t**  
AT&T MOBILITY  
1000 PARK PLAZA DRIVE  
CERRITOS, CA 94503

**EDGE**  
CONNELL DESIGN GROUP, LLC  
3845 CANTATA PLANTATION DRIVE, LAKE ELDORADO, CA 95759  
(916) 734-9077 FAX: (916) 734-8832 FAX

LAKE MATHews MWD  
RS0048C  
12725 EL SOBRANTE RD.  
RIVERSIDE, CA 92503

**PLOT PLAN 25325**  
**ELEVATIONS**

NO.	DATE	REVISIONS	BY	CHK
7	09/29/14	ISSUED FOR ZONING (REDRAW PER COUNTY)	SK	DC

SCALE: AS SHOWN  
DESIGNED: CHW  
DRAWN: CHW

SCALE: 3/8" = 1'-0"  
DATE: 08/11/14  
JOB NO.: 25735-515-4A  
DRAWING NO.: RSD048C  
SHEET NO.: 204

### Irrigation Legend

Symbol	Catalogue No.	Manuf.	Description	GPM	PSI	Detail No.
■	RWS-W-1408		RAINDRO ROOT WATERING SYSTEM	2.0	30	A, SHEET L
■	1805-BH6		RAINDRO 6" POP-UP STREAM BRAYT NOZZLE		30	B, SHEET L
■	NIICO		NIICO BALL VALVE			C, SHEET L
■	FGA SERIES		RAINDRO REMOTS CONTROL VALVE	1"	BET 30PSI	D, SHEET L
■	6257A		PERCO REDUCED PRESS. BACKFLOW DEVICE			E, SHEET L
■	ESP-3014		RAINDRO 4-STATION OUTDOOR			F, SHEET L
■	RAIN CLK		RAINDRO RAIN SENSOR			
■	Schedule 40 PVC	Rel. To 40 Class B	1" Min. to 4" Max. From MM to 6" DI. Schedule 40 PVC			
■	Other	1/2" Min. to 24" Max. Depth 1/4" Min. to 1/4" Max. Diameter Unless Otherwise Indicated				
■	Schedule 40 PVC	1/2" Min. to 4" Max. Depth 1/4" Min. to 1/4" Max. Diameter Unless Otherwise Indicated				
■	Schedule 40 PVC	Shaving 1/2" Diameter Unless Otherwise Indicated				
■	Maximum Flow (GPM) Through Valve					
■	Controller Station					
■	Valve Size					

NOTE: Backflow Device. Install new backflow device only if one does not exist or existing device does not meet current industry standards. Controller Device. Install new controller only if one does not exist or existing controller does not meet current industry standards.

**INSTALLATION NOTES**

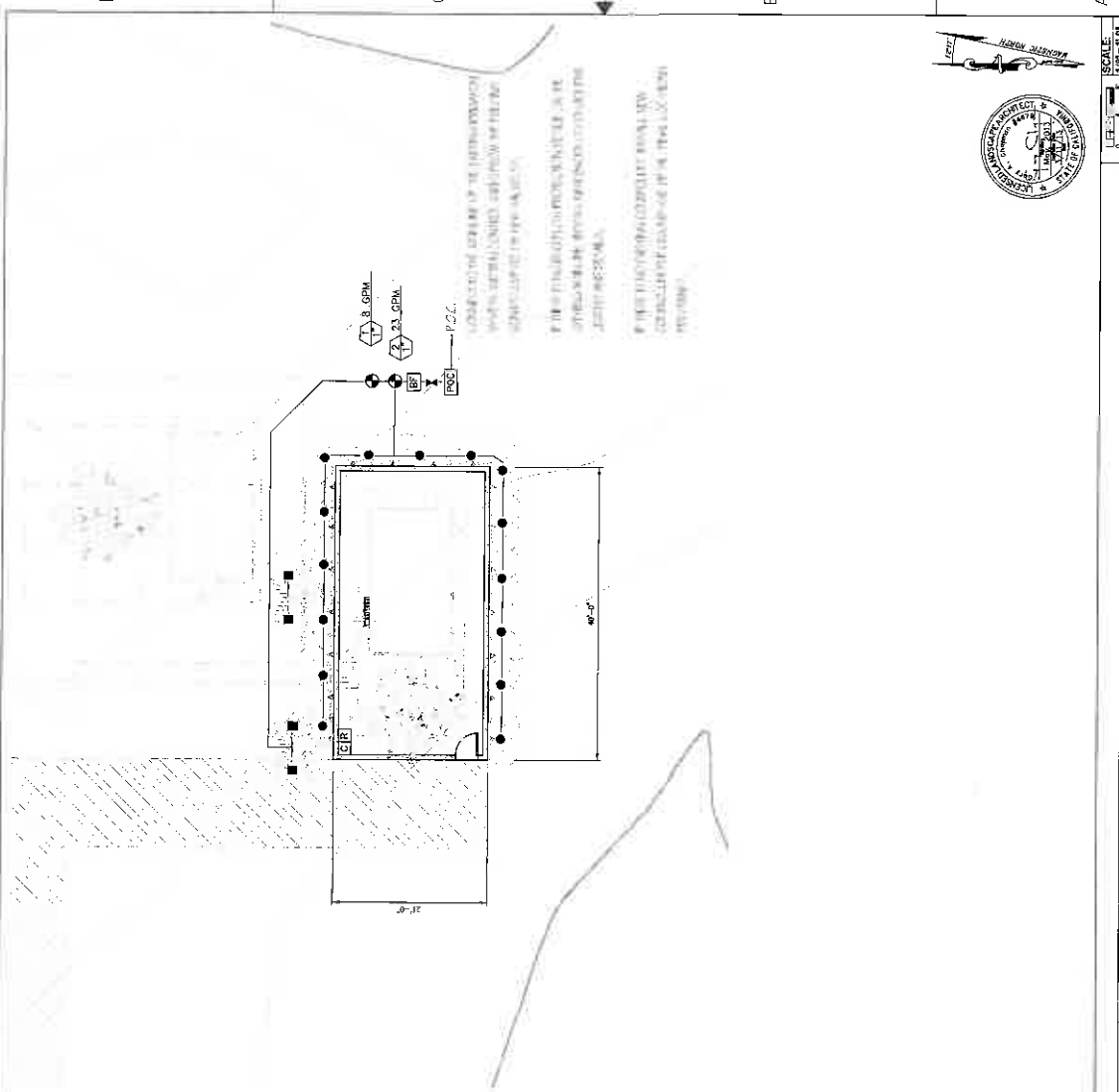
1. PREPARE WORK AREA AND OVERSEE INSTALLATION. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL AGENCIES.
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**IRIGATION NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL AGENCIES.
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6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL AGENCIES.

**IRIGATION NOTES**

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6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL AGENCIES.



**IRIGATION PLAN**

CS DG  
CS Design Group, Inc.

6305 El Camino Real  
Suite 105-400  
Carlsbad, CA 92008  
(760) 435-8742  
(760) 435-8871

**LAKE MATTHEWS MWD**  
**RS0045C**  
12725 EL SOBRIANTE RD.  
RIVERSIDE, CA 92503

**at&t**  
**AT&T MOBILITY**  
1000 PARK PLAZA DRIVE  
GERRITSEN, CA 95026

**PILOT PLAN 25055**  
**IRRIGATION PLAN**

DATE: 02/17/13  
ISSUED FOR PERMIT / CONSTRUCTION  
BY: CHN/BJP/D  
SCALE: AS SHOWN  
REVISIONS  
DESIGNED: [ ]  
DRAWN: [ ]

JOB NO: 25736-615-AA  
DRAWING NO: RS0045C  
SHEET NO: L-01  
OF: 0

DATE: 02/17/13  
ISSUED FOR PERMIT / CONSTRUCTION  
BY: CHN/BJP/D  
SCALE: AS SHOWN  
REVISIONS  
DESIGNED: [ ]  
DRAWN: [ ]

DATE: 02/17/13  
ISSUED FOR PERMIT / CONSTRUCTION  
BY: CHN/BJP/D  
SCALE: AS SHOWN  
REVISIONS  
DESIGNED: [ ]  
DRAWN: [ ]

SCALE: 1" = 100'-0"

DATE: 02/17/13  
ISSUED FOR PERMIT / CONSTRUCTION  
BY: CHN/BJP/D  
SCALE: AS SHOWN  
REVISIONS  
DESIGNED: [ ]  
DRAWN: [ ]

**PLANTING NOTES**

1. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF GARDEN GROVE'S LANDSCAPE MAINTENANCE AND WATERING REGULATIONS. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF GARDEN GROVE'S LANDSCAPE MAINTENANCE AND WATERING REGULATIONS. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF GARDEN GROVE'S LANDSCAPE MAINTENANCE AND WATERING REGULATIONS.


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**PLANT MATERIAL KEY**

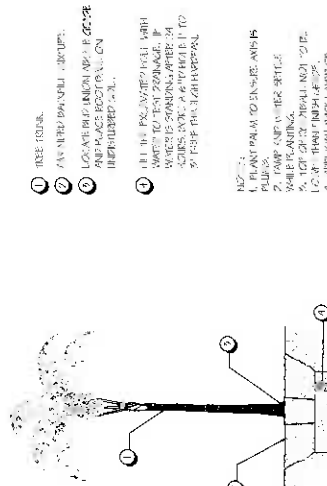
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COUNT
	<i>Phoenix confertifolia</i>	Canary Island Date Palm (5' - brown trunk height)	20' h	2
	<i>Prinosporium tobinii</i>	Pittosporum	3 Gal	6
	<i>Reichodeia indica</i>	Indian Hawthorn	5 Gal	22
	<i>Mediopuntia virgata</i>	Yellow Trumpet Vine	5 Gal	18

**LANDSCAPE NOTE**

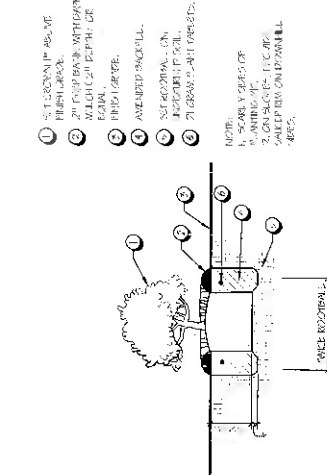
ALL TREES TO BE PLANTED SHALL BE WELL WATERED AND MULCHED TO THE ROOTS. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF GARDEN GROVE'S LANDSCAPE MAINTENANCE AND WATERING REGULATIONS. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF GARDEN GROVE'S LANDSCAPE MAINTENANCE AND WATERING REGULATIONS.

**MAINTENANCE NOTE**

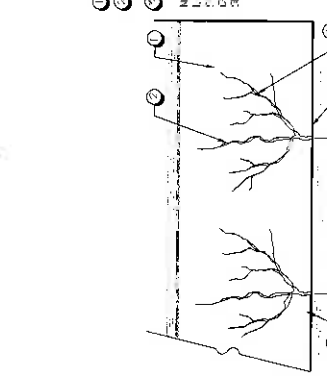
ALL TREES TO BE PLANTED SHALL BE WELL WATERED AND MULCHED TO THE ROOTS. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF GARDEN GROVE'S LANDSCAPE MAINTENANCE AND WATERING REGULATIONS. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF GARDEN GROVE'S LANDSCAPE MAINTENANCE AND WATERING REGULATIONS.



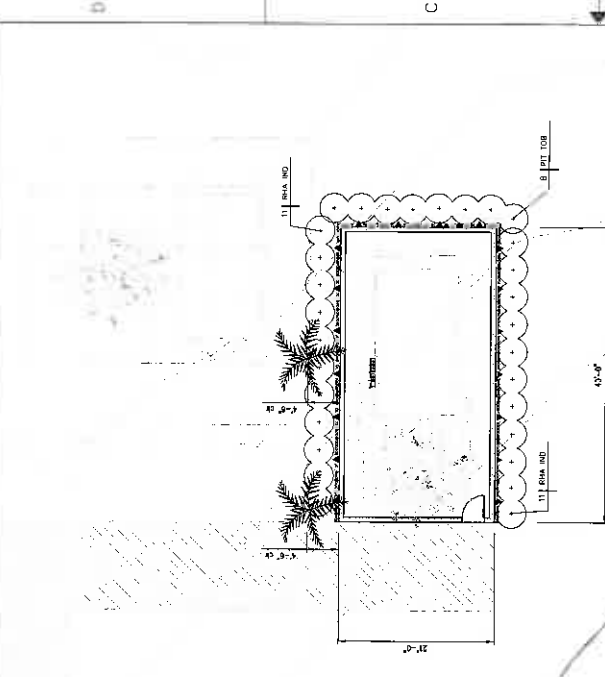
**A PALM TREE INSTALLATION**  
SCALE: 1/4" = 1'-0"



**B SHRUB PLANTING**  
SCALE: 1/4" = 1'-0"

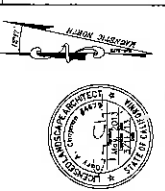


**C VINE - SELF CLIMBING**  
SCALE: 1/4" = 1'-0"



- 1. 21\"/>
- 2. 2\"/>
- 3. 2\"/>
- 4. 2\"/>
- 5. 2\"/>
- 6. 2\"/>

**NOTE:**  
1. 2. 3. 4. 5. 6.



**PLANTING PLAN**

LOT PLAN 33886

**at&t**  
AT&T MOBILITY  
1090 PARKWAY DRIVE  
GARDEN GROVE, CA 92630

**LAKE MATTHEWS MWD**  
RS0045C  
12725 EL SORRANTE RD.  
RIVERSIDE, CA 92503

**CDG**  
CONNELL DESIGN GROUP, LLC  
2605 MARINA DRIVE, SUITE 200  
RIVERSIDE, CA 92503  
(951) 504-8887

**CS**  
CS Design Group, Inc.  
6905 El Camino Real  
Suite 110-402  
Carlsbad, CA 92008  
(760) 434-8887

NO.	DATE	REVISIONS	BY	CHK	APP'D
0	02/17/13	ISSUED FOR PERMIT / CONSTRUCTION	SA	DL	UC

SCALE AS SHOWN RESERVED

DATE 25736-615-AA

CADWORK NO. RS0045C

STREET NO. 1500

L-02

22, 23, 24, 25

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PP25255



- Legend**
- City Boundaries
  - Cities



0 2,276 4,551 Feet



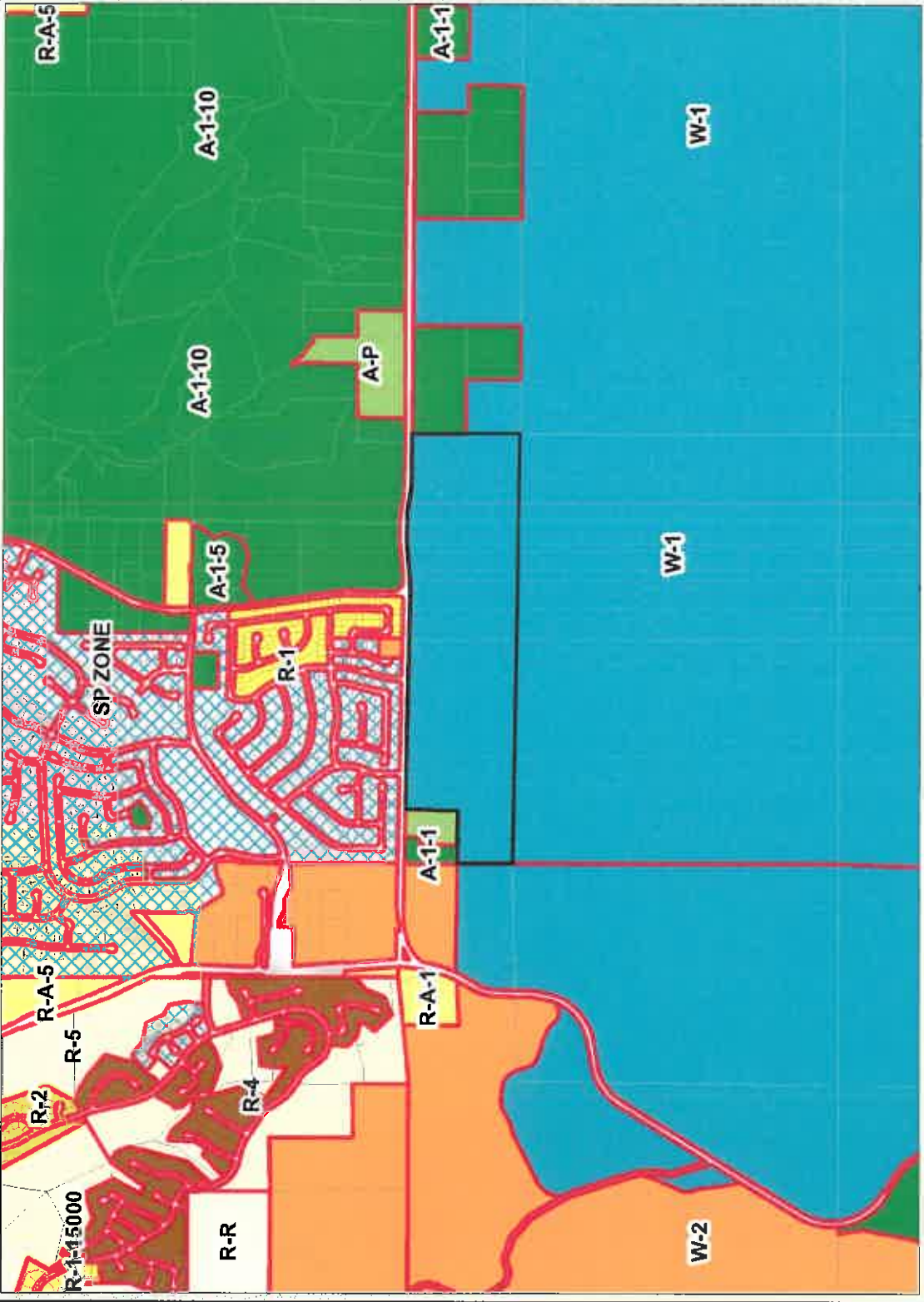
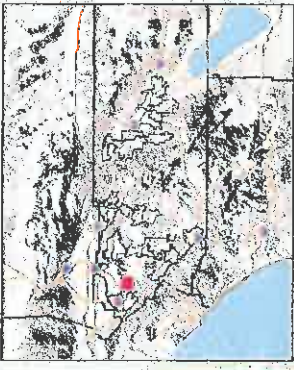
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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**Notes**

# PP25255



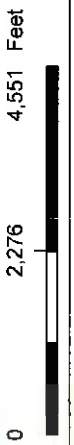
## Legend

Zoning

[Symbol]	<all other values>
[Symbol]	A-1
[Symbol]	A-1-1
[Symbol]	A-1-1 1/2
[Symbol]	A-1-1/2
[Symbol]	A-1-10
[Symbol]	A-1-15
[Symbol]	A-1-2
[Symbol]	A-1-2 1/2
[Symbol]	A-1-2 1/4
[Symbol]	A-1-20
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[Symbol]	A-1-5
[Symbol]	A-2
[Symbol]	A-2-1
[Symbol]	A-2-10
[Symbol]	A-2-2
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[Symbol]	A-2-20
[Symbol]	A-2-5
[Symbol]	A-D
[Symbol]	A-P
[Symbol]	A-P-10
[Symbol]	A-P-2 1/2

## Notes

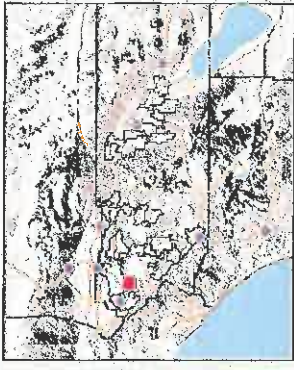
IMPORTANT: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



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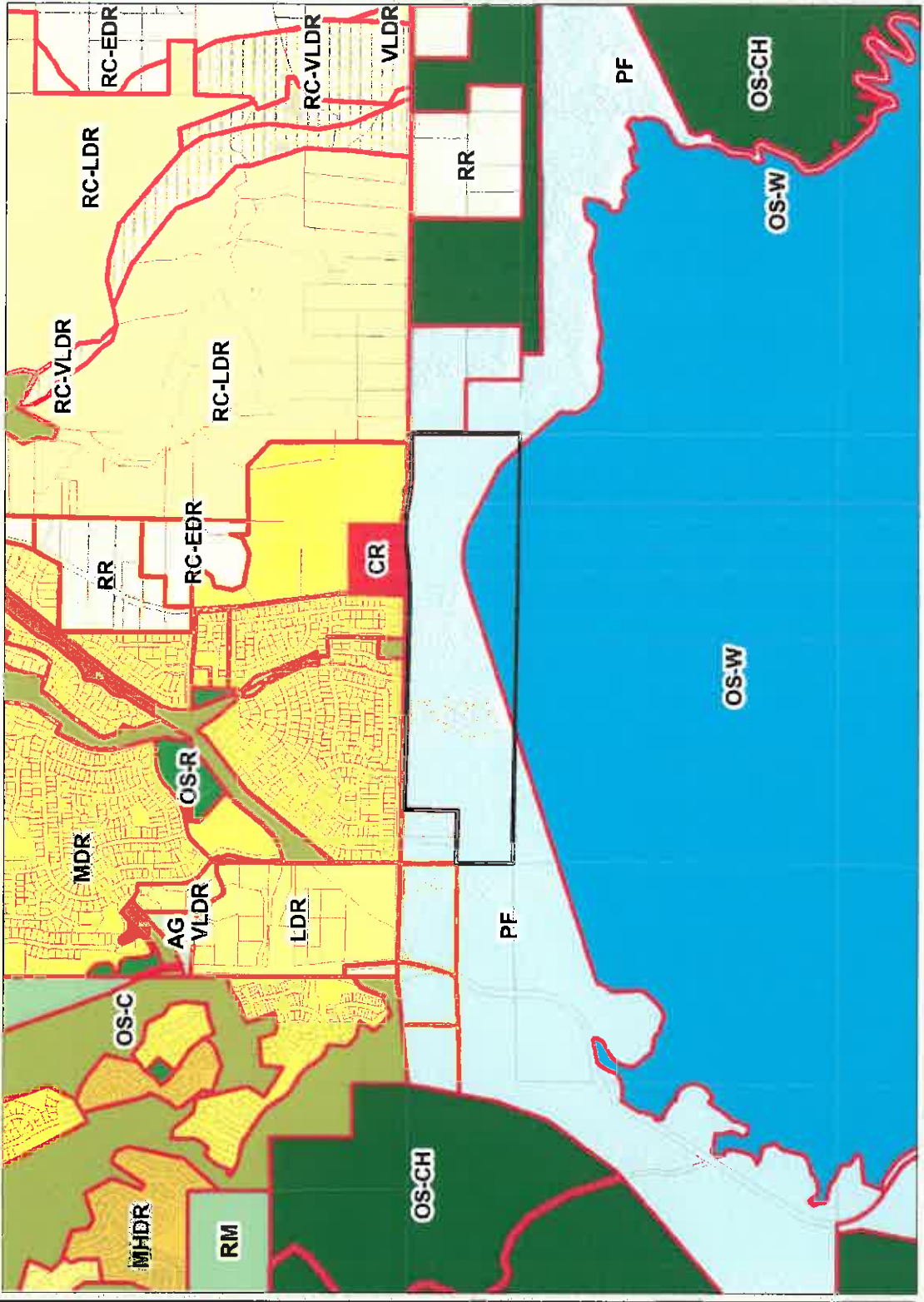
PP25255



**Legend**

Landuse <all other values>

AG	BP	CC	CO	OR	CT	City	EDR	EDR-RC	Freeway	HDR	HHDR	HI	IND	LDR	LDR-RC	LI	MDR	MHDR	MUPA	OS-C	OS-CH	OS-MIN	OS-R	OS-RUR
----	----	----	----	----	----	------	-----	--------	---------	-----	------	----	-----	-----	--------	----	-----	------	------	------	-------	--------	------	--------



**Notes**

IMPORTANT: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 2,276 4,551 Feet

REPORT PRINTED ON... 1/13/2016 2:58:26 PM

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**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** 42562  
**Project Case Type (s) and Number(s):** Plot Plan No. 25255  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Desiree Bowie  
**Telephone Number:** (951) 955-8254  
**Applicant's Name:** AT&T  
**Applicant's Address:** 16150 Scientific Way, Irvine, CA 92618  
**Engineer's Name:** Coastal Business Group  
**Engineer's Address:** 16150 Scientific Way, Irvine, CA 92618

**I. PROJECT INFORMATION**

**A. Project Description:** The plot plan proposes a wireless telecommunication facility, for AT&T, disguised as a 70 foot high palm tree with twelve (12) panel antennas, twelve (12) Remote Radio Units (RRU), two (2) surge suppressors, two (2) Global Positioning Satellite (GPS) antennas, and a 230 square-foot equipment shelter in an 840 square-foot lease area surrounded by a six-foot (6') high decorative block wall enclosure. The project also proposes to install two (2) live palm trees and additional landscaping around the project area. The project site is located on the Metropolitan Water District property containing various structures to operate their facility and the proposed wireless communication facility is located near the northeast corner the property along El Sobrante Road. Access to the wireless facility will be provided via a 12 ft. wide access road from El Sobrante Road.

**B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**C. Total Project Area:** 840 sq. ft. on a 152.8 acre parcel

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 840 sq. ft.			

**D. Assessor's Parcel No(s):** 285-020-005

**E. Street References:** Southerly of El Sobrante Road, Easterly of La Sierra Avenue and Westerly of McAllister Street.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 4 South, Range 5 West, Section 6

**G. Brief description of the existing environmental setting of the project site and its surroundings:** This project site is located on the Metropolitan Water District property containing various structures to operate their facility with single family residential homes to the north and Lake Mathews to the south.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

1. **Land Use:** The proposed project is consistent with the Open Space: Water (OS:W) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate access to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is within a high fire hazard area. A portion of the property is located within an area of Flooding Sensitivity, and dam inundation zone. The proposed project is not located within any other special hazard zone (including fault zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for an unmanned wireless telecommunication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** Not applicable.

**B. General Plan Area Plan(s):** Lake Mathews/Woodcrest

**C. Foundation Component(s):** Open Space

**D. Land Use Designation(s):** Water (OS:W)

**E. Overlay(s), if any:** Not Applicable

**F. Policy Area(s), if any:** Not Applicable

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Community Development: Public Facilities (CD:PF), Community Development: Medium Density Residential (CD:MDR), Open Space: Conservation, and Community Development: Commercial Retail (CD:CR) to the north, Open Space: Water) south, Community Development: Public Facilities to the east and west.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable

**2. Specific Plan Planning Area, and Policies, if any:** Not Applicable

**I. Existing Zoning:** Watercourse, Watershed and Conservation Area (W-1)

**J. Proposed Zoning, if any:** Not Applicable

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Specific Plan (S-P), Controlled Development Areas (W-2), One-Family Dwellings (R-1), Light Agriculture-5 Acre Minimum (A-1-5), and Light Agriculture-10 Acre Minimum (A-1-10) to the north, Light Agriculture-10 Acre Minimum (A-1-10) and Watercourse, Watershed and Conservation Area (W-1) to the east, Watercourse, Watershed and Conservation Area (W-1) to the south, Watercourse, Watershed and Conservation Area (W-1) and Light Agriculture with Poultry (A-P) to the west.

**I. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources  | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Utilities / Service Systems        |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Cultural Resources              | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Geology / Soils                 | <input type="checkbox"/> Population / Housing          | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Public Services               |   |

**II. DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

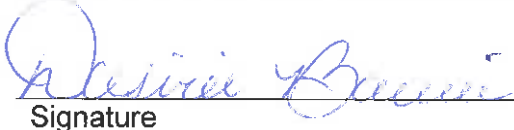
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different

mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

  
Signature

July 27, 2016  
Date

Desiree Bowie  
Printed Name

For Steve Weiss, AICP, Planning Director

### III. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is located along El Sobrante Road which is a County eligible scenic corridor. The proposed Wireless Telecommunication Facility has been designed in a manner to preserve the scenic views of Lake Mathew by disguising the 70-foot tower as a palm tree and adding two additional live palms. The equipment shelter will be screened by a decorative six-foot CMU wall and landscaping to minimize the visual impact of the wireless communication facility. Therefore, the project will have a less than significant impact to scenic resources.

b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, historically public testimony received for previously proposed wireless communication facilities has indicated that such facilities are sometimes considered to be aesthetically offensive when open to public view. To mitigate this potential impact, the project has been designed to be disguised as a palm tree and two live palm trees are also proposed to be planted around the project area in order for the facility to blend in with the surrounding setting. In addition, the equipment shelter will be screened by a decorative six-foot high block wall and landscaping to minimize the visual impact of the wireless communication facility. With the incorporation of this mitigation measure, the project will have a less than significant impact to scenic resources.

Mitigation: The project must comply with its 70 foot high monopalm tree design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (COA 10.PLANNING.11 and COA 80.PLANNING.1).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

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**2. Mt. Palomar Observatory**

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to GIS database, the project site is located 47.42 miles away from Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and is not subject to any special lighting policies that protect the Mt. Palomar Observatory. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communication facility may provide a service light to be used at the time of servicing the facility. However, it will not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**AGRICULTURE & FOREST RESOURCES** Would the project**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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625 "Right-to-Farm"?)

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

a) The project is located on a land designated as "Farmland of Local Importance", "Urban-Built Up Land", and "Other Lands" under the Farmlands layer of GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is located within 300 feet of agriculturally zoned property, however, the proposed use of a Wireless Telecommunication Facility will not discourage future farming operations in the vicinity as it would not considered a nuisance for this an unmanned facility. Therefore, impact is less than significant.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area (230 sq. ft.), a Fugitive Dust Control



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plan or a Large Operation Notification Form would not be required. The Air Quality Analysis conducted for the project found that the construction and operation of the proposed project will not exceed criteria pollutant thresholds established by SCAQMD on a regional or localized level. The project will also not exceed the draft GHG screening threshold recommended by SCAQMD.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards.

The project is consistent with the General Plan and the Lake Mathew/Woodcrest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 521 prepared for the General Plan No. 960. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Traffic generated would be to handle maintenance needs of the equipment and generator. Therefore, impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor.

g) The project proposes to operate an unmanned wireless facility on a 152.8-acre parcel, a use which does not typically create objectionable odors. Therefore, the proposed use is not anticipated to create objectionable odors affecting a substantial number of people. The proposed project is compatible with its surrounding uses consisting of industrial businesses that any odor the project may potentially create, it will be similar in scope and scale as the existing surrounding uses and therefore, less than significant impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, WRCMSHCP, Multiple Species Habitat Conservation Plan (MSHCP) Habitat Assessment and Consistency Analysis report, prepared by Cardno ATC dated February 2013, and MSHCP Habitat Assessment and Consistency Analysis Update for AT&T Telecommunications Facility RS0045C, Lake Mathews MWD, Riverside County, California, prepared by Rincon Consultants, Inc. dated May 28, 2015.

Findings of Fact:

a, c, & d) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). The project site does not contain any MSHCP riparian/riverine or vernal pool resources or potentially jurisdictional drainages or wetlands; therefore, the project is consistent with Section 6.1.2 of the MSHCP. The project is not in a survey area for any narrow endemic plant species and is therefore compliant with Section 6.1.3. The project is not located adjacent to conservation lands and is then consistent with Section 6.1.4. The site is located within an additional survey area for burrowing owl, but no habitat for burrowing owls was present. There is habitat adjacent to the site though, so a burrowing owl survey 30 days prior to disturbance is conditioned for the project prior to Grading Permit issuance (Condition of Approval 60.EPD.1). The project is then consistent with Section 6.3.2 of the MSHCP. There is potential for migratory birds to nest on or adjacent to the project site as well because suitable habitat is present, so a nesting bird survey three days prior to disturbance is conditioned for the project prior to Grading Permit issuance (Conditions of Approval 60.EPD.2 and 70.EPD.2) to avoid take, pursuant to the Migratory Bird Treaty Act (MBTA). With the incorporation of these mitigation measures, the project will have a less than significant impact.

The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

b) The biological survey conducted for the site concluded that there were no endangered or threatened species present on the site, as listed in Title 14 of the California Code of Regulations or in Title 50, Code of Federal Regulations. No impact.

e-f) The project site does not contain any riparian/riverine areas or vernal pools or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service or federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Division. (COA 60.EPD.1 60.EPD.2, and 70.EPD.2)

**Monitoring:** Monitoring shall be conducted through the Building and Safety Plan Check Process.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Project Application Materials, County Archaeologist Review, County Archaeological Report

**Findings of Fact:**

a-b) Based on an analysis of records and a survey of the property by Riverside County staff Archaeologist, Heather Thomson on June 16, 2016, it has been determined that there is one historical resource within the project area but not within the area of potential effect. This resource is P-33-07244, the Lake Matthews Dam. The current project will not adversely impact this resource because it will be avoided. Moreover, because the historical resource is completely protected, the project will not contribute to a potentially significant cumulative impact on historic resources. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**9. Archaeological Resources**

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Project Application Materials, County Archaeologist Review, County Archaeologist Review, County Archaeological Report

**Findings of Fact:**

a-b) Based on an analysis of records and a survey of the project by Riverside County staff Archaeologist Heather Thomson, on June 16, 2016, it has been determined that there two

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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archaeological resources present within the project area but not within the area of potential effect. These resources include CA-RIV-4425 and CA-RIV-4426. The Current project will not adversely affect these resources because they will be avoided. Moreover, because the archaeological resources are completely protected, the project will contribute to a potentially significant cumulative impact on archaeological resources.

(COA 10.PLANNING.18) If, however, during ground disturbing activities, unique archaeological resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.20) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) Based on an analysis of Riverside County archaeology resource files, archaeological records, maps, aerial photographs, and a field survey by Riverside County staff archaeologist, Heather Thomson, on June 16, 2016, it has been determined that the project will not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

(COA 10.PLANNING.19) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) Notification letters sent out to four Tribes did not result in the identification of any Traditional Cultural Properties that currently serve religious or other community practices within the Proposed Project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**10. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review

Findings of Fact:

a) The site is mapped in the County's General Plan as having a low potential for paleontological resources (fossils). Therefore, the proposed project will not directly or indirectly destroy any unique paleontological resources, sites or geologic features and will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**GEOLOGY AND SOILS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database,

Findings of Fact:

a-b) According to the GIS database, there are no active or potentially active faults trending towards or through the site. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database,

Findings of Fact:

a) According to the GIS Database, the potential for liquefaction at the site is low. The project will have a less than significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

<b>13. Ground-shaking Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk).

Findings of Fact:

According to the Riverside County General Plan, the site could be subject to strong ground shaking that may result from earthquakes on local to distant sources. As CBC requirements are applicable to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**14. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) According to the Riverside County General Plan, the possibility of debris flow is low in this area. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

a) According to the Riverside County General Plan, there is a potential for subsidence at the site is. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes; and, given the CBC requirement for all construction to be based off of specific code parameters obtained from site specific geotechnical studies, this project will be reviewed by the Building & Safety Department prior to issuance of physical site development permits (grading and/or building permits) to confirm the site is designed and constructed within current CBC requirements. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials,

a) The property is not subject to other geologic hazards such as seiche, mudflow or volcanic hazards. Specifically, the site is not located within any reasonable distance of any known active volcano, this site is not located reasonably adjacent to an appreciable source of mudflow, and the site, although being adjacent to Lake Mathews, this facility is designed to minimize the potential for water to overtop the dam. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

Findings of Fact:

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would ensure that any impacts would remain below a level of significance. Impacts would be less than significant.
- b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.
- c) The project is for the installation of an unmanned wireless communication facility and will not require the use of sewers or septic tanks. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.
- b) The grading slopes on the project site will not create an increase in water erosion on-site or off-site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

<b>21. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project application materials

Findings of Fact:

a) The project is for the installation and operation of an unmanned wireless communication facility disguised as a 70 foot high palm tree within a 840 square foot lease area. The installation of the monopalm will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>22. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) The project proposes the use of a backup emergency generator and there is a potential for spill of fuel used for the generator. A Business Emergency Plan (BEP) that also addresses the handling of spills and leaks shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB) for review (COA 10.E HEALTH. 1) The Department of Environmental Health requires a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous materials (COA 90.E HEALTH. 1). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan due to its location in the parking area of EMWD.

d) The project site is not located within one-quarter mile of an existing or proposed school. Therefore, it will have no impact.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. Therefore, it will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>23. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. Therefore, it will have no impact.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. Therefore, it will have no impact.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. Therefore, it will have no impact.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, it will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>24. Hazardous Fire Area</b>				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, Riverside County Fire Department Review

Findings of Fact:

a) According to GIS database, the project site is located in a high fire area. However, the project has been reviewed and cleared by the Riverside County Fire Department. The project will have a less than significant impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, there is no impact.

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant

e) The project site is not located within a 100 year flood zone. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there will be no impact.

f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows. There will be no impact.

g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) Because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. The project will have a less than significant impact.

b) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 170 acres from north. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. In addition, because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff. The project will have a less than significant impact.

c) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 170 acres from north. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. Therefore, the project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The project will have a less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. This project is located southerly of Lake Matthews. The site is located on a ridge and as such, the proposed project does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances. Therefore, the project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

<b>27. Land Use</b>				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

a) The proposed use is in compliance with the current land use of Open Space: Water in the Lake Mathews/Woodcrest Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not adjacent but is located within the city of Riverside sphere of influence. Due to the size of the leasing area, the project will have a less than significant impact. No comments were received from the City of Riverside.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**28. Planning**

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Land Use Element, Staff review, GIS database

**Findings of Fact:**

a-b) The proposed project is consistent with the site's existing zoning of Watercourse, Watershed and Conservation Area (W-1). The project is surrounded by properties which are zoned Specific Plan (S-P), Controlled Development Areas (W-2), One-Family Dwellings (R-1), Light Agriculture-5 Acre Minimum (A-1-5), and Light Agriculture-10 Acre Minimum (A-1-10) to the north, Light Agriculture-10 Acre Minimum (A-1-10) and Watercourse, Watershed and Conservation Area (W-1) to the east, Watercourse, Watershed and Conservation Area (W-1) to the south, Watercourse, Watershed and Conservation Area (W-1) and Light Agriculture with Poultry (A-P) to the west. The project is consistent with the surrounding zone.

c) The proposed wireless communication facility will be designed as a 70 foot high palm tree. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure OS-5 "Mineral Resources Area"

**Findings of Fact:**

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. There will be no impact.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. The project will have no impact.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. The project will have no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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NA  A  B  C  D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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NA  A  B  C  D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. Therefore, it will have no impact.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels. Therefore, it will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project is not located directly adjacent to railroad track. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA     A     B     C     D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to El Sobrante Road. However, the project is for an unmanned wireless communications facility that does not create a noise sensitive use and that only requires occasional site visits for maintenance. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

NA     A     B     C     D                

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**34. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?               

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?               

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?               

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?               

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The project is a 70 foot high monopalm with an equipment shelter in an 840 square foot lease area. The scope of the development will not displace housing. The project will have no impact.

b) The project will not create a demand for additional housing. The project will have no impact.

c) The project will not displace any number people. The project will have no impact.

d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) As an unmanned wireless facility, the project will have no effect on population projections, and therefore will not cumulatively exceed official regional or local population projections. The project will have no impact.

f) The project could potentially encourage some additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to prevent any effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project shall comply with County Ordinance No. 659 to prevent any effects to sheriff services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**38. Schools**

Source: GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Riverside Unified School District. This project has been conditioned to comply with School Mitigation Impact fees in order to prevent any potential effects to school services. (COA 80.PLANNING.6) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

Source: Riverside County General Plan

Findings of Fact: The use of the proposed lease area by an unmanned wireless facility would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project proposes an unmanned 70 foot high monopalm with an equipment shelter in an 840-square-foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project proposes an unmanned 70 foot high monopalm with an equipment shelter in an 840-square-foot lease area. The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within a County Service Area and commercial projects are not required to pay Quimby fees. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The project is for an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads due to the location of the leasing area within the EMWD facility. The project will have no impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

Source: Riverside County General Plan

Findings of Fact: The project is for an unmanned wireless communications facility and does not create a need or impact a bike trail in the vicinity of the project. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Sewer**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will have no sewer or wastewater services and therefore will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) The proposed project will not conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

**51.** Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

**Source:** Staff review, Project Application Materials

**Findings of Fact:** Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The project does not have impacts which are individually limited, but cumulatively considerable.

**52.** Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

**Source:** Staff review, project application

**Findings of Fact:** The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**IV. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Not Applicable

Location Where Earlier Analyses, if used, are available for review: Not Applicable

**V. AUTHORITIES CITED**

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 8/18/2016 8:00 AM  
EA.PP25255

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

INEFFECT

The plot plan proposes a wireless telecommunication facility, for AT&T, disguised as a 70 foot high palm tree with twelve (12) panel antennas, twelve (12) Remote Radio Units, three (3) surge suppressors, two (2) GPS antennas, and a 230 square-foot equipment shelter in an 840 square-foot lease area surrounded by a six-foot (6') high decorative block wall enclosure. The project also proposes to install two (2) live palm trees and additional landscaping around the project area. The project site is located on the Metropolitan Water District property containing various structures to operate their facility and the proposed wireless communication facility is located near the northeast corner the property along El Sobrante Road. Access to the wireless facility will be provided via a 12 ft wide access road from El Sobrante Road.

10. EVERY. 2 USE - HOLD HARMLESS

INEFFECT

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) INEFFECT

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25255 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25255, Exhibit A, Sheets 1-8, dated February 23, 2015.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION INEFFECT

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS INEFFECT

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT INEFFECT

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5 USE - NPDES INSPECTIONS INEFFECT

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

10. GENERAL CONDITIONS

10.BS GRADE. 5

USE - NPDES INSPECTIONS (cont.)

INEFFECT

acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site



PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.) (cont.) INEFFECT

throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - EMERGENCY GENERATOR INEFFECT

For any proposed use of emergency generators, the following shall apply:

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

10. GENERAL CONDITIONS

10.E HEALTH. 2 PP 25255 - COMMENTS

INEFFECT

Plot Plan 25255 is proposing to construct an unmanned wireless communications facility without any plumbing. Should plumbing be proposed in the future, this facility shall be required to contact the Department of Environmental Health at (951) 955-8980 for any additional requirements.

10.E HEALTH. 3 INDUSTRIAL HYGIENE-COMMENTS

INEFFECT

Based on the information provided, no noise study shall be required. However, this facility shall comply with the following:

1. Facility related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

For any questions, please contact Industrial Hygiene at (951) 955-8982.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

INEFFECT

Plot Plan 25255 proposes a wireless telecommunication facility for AT&T on a 152.8-acres parcel in Lake Mathews/Woodcrest area. The project site is located southerly of El Sobrante, easterly of La Sierra Avenue, and westerly of McAllister Street.

The site is located on a ridge and as such, the proposed project does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 USE- LC LANDSCAPE SPECIES

INEFFECT

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site  
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 2 USE - INADVERTANT ARCHAEO FIND

INEFFECT

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, cultural resources\* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation measures.

\* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

10. GENERAL CONDITIONS

10.PLANNING. 2                   USE - INADVERTANT ARCHAEO FIND (cont.)                   INEFFECT

the find is determined to be of significance due to it sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 3                   USE - IF HUMAN REMAINS FOUND                   INEFFECT

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 4                   USE - COMPLY WITH ORD./CODES                   INEFFECT

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

10. GENERAL CONDITIONS

10.PLANNING. 5 USE - FEES FOR REVIEW INEFFECT

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 6 USE - LIGHTING HOODED/DIRECTED INEFFECT

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 7 USE - CEASED OPERATIONS INEFFECT

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 8 USE - MAX HEIGHT INEFFECT

The proposed monopalm to be located within the property shall not exceed a height of 70 feet.

10.PLANNING. 9 USE - CO-LOCATION INEFFECT

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 10 USE - FUTURE INTERFERENCE INEFFECT

If the operation of the facilities authorized by this approved Plot Plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

10. GENERAL CONDITIONS

10.PLANNING. 13 USE - NO USE PROPOSED LIMIT CT INEFFECT

The balance of the subject property, APN 285-020-005 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 14 USE - EQUIPMENT/BLDG COLOR CT INEFFECT

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the monopalm/antenna array, the color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 15 USE - SITE MAINTENANCE CT INEFFECT

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 16 USE - BUSINESS LICENSING INEFFECT

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

10.PLANNING. 17 USE - CAUSES FOR REVOCATION INEFFECT

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit,

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

10. GENERAL CONDITIONS

10.PLANNING. 17 USE - CAUSES FOR REVOCATION (cont.) INEFFECT

b) is found to have been obtained by fraud or perjured testimony, or  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 19 USE - MAINTAIN FRONDS INEFFECT

The proposed monopalms shall be kept in good repair. The fronds as well shall remain in good condition. If at any time the fronds are missing or deteriorated (as determined by the Planning Department), they shall be replaced within 30 days.

10.PLANNING. 20 USE - NOISE REDUCTION INEFFECT

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

10.PLANNING. 21 USE - IF HUMAN REMAINS FOUND INEFFECT

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:  
Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:  
a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:  
i) A County Official is contacted.  
ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:  
iii) The Coroner shall contact the Native American Heritage

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

10. GENERAL CONDITIONS

10.PLANNING. 21 USE - IF HUMAN REMAINS FOUND (cont.)

INEFFECT

Commission within 24 hours.

b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.

(1)The MLD identified fails to make a recommendation; or

(2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 22 USE - UNANTICIPATED RESOURCES

INEFFECT

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the



PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

10. GENERAL CONDITIONS

10.PLANNING. 22 USE - UNANTICIPATED RESOURCES (cont.) INEFFECT

appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

TRANS DEPARTMENT

10.TRANS. 1 USE-STD INTRO (ORD 461) INEFFECT

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE INEFFECT

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:  
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - TS/EXEMPT INEFFECT

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W INEFFECT

No additional on-site right-of-way shall be required on El Sobrante Road since adequate right-of-way exists.

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

10. GENERAL CONDITIONS

10.TRANS. 5

USE - LC LANDSCAPE REQUIREMENT

INEFFECT

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

USE - LIFE OF PERMIT

INEFFECT

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT (cont.)

INEFFECT

increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

INEFFECT

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

INEFFECT

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD - 30 DAY BURROWING OWL SUR (cont.)                      INEFFECT

provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 2                      - MBTA SURVEY                      INEFFECT

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to EPD that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - MBTA SURVEY (cont.) INEFFECT

the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD).

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS INEFFECT

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 3 USE - SKR FEE CONDITION INEFFECT

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 152.80 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event

PLOT PLAN: TRANSMITTED Case #: PP25255

Parcel: 285-020-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - SKR FEE CONDITION (cont.) INEFFECT

Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

60.TRANS. 1 USE - REVISE STREET IMP PLAN INEFFECT

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.3, obtain the existing street improvement plan and show the revision of the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:  
[www.tlma.co.riverside.ca.us/trans/land\\_dev\\_plan\\_check\\_guide\\_lines.html](http://www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html)  
If you have any questions, please call the Plan Check Section at (951) 955-6527.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 2 - MBTA SURVEY INEFFECT

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

70. PRIOR TO GRADING FINAL INSPECT

70.EPD. 2 - MBTA SURVEY (cont.) INEFFECT

not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to EPD that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD).

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - SITE EVALUATION INEFFECT

Prior to the issuance of any building permits, the applicant shall obtain a special inspection permit from the Building & Safety Department. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

Site evaluation need not take place if the applicant obtains a grading permit.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE\* BUILD & SAFETY PLNCK INEFFECT

The applicant shall obtain the required building permit(s) from the Building Department for any proposed building, structure, equipment or utility prior to construction or installation on the property

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS INEFFECT

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated February 23, 2015.

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2                   USE - LIGHTING PLANS CT                   INEFFECT

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 4                   USE - PALM FRONDS                   INEFFECT

Prior to building permit issuance, the developer/permit holder shall provide a palm frond design (with a maximum of 80 fronds) consistent with the approved plot plan that covers all panel and microwave antennas. After reviewing the building plans, the Planning Department shall clear this condition upon determination of compliance.

80.PLANNING. 5                   USE - INDEMNIFICATION AGRMNT                   INEFFECT

Prior to issuance of a building permit for this wireless facility, a fully executed Indemnity Agreement is required. Please contact the Planning Department and submit an Indemnification Agreement Form and all required or supporting documentation. A permit cannot be issued until a fully executed Indemnification Agreement has been reviewed and approved by the County Of Riverside.

TRANS DEPARTMENT

80.TRANS. 1                   USE - EVIDENCE/LEGAL ACCESS                   INEFFECT

Provide evidence of legal access.

80.TRANS. 2                   USE - UTILITY PLAN CELL TOWER                   INEFFECT

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.



PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4

USE - LC LANDSCAPE PLOT PLAN

INEFFECT

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - LC LANDSCAPE PLOT PLAN (cont.) INEFFECT

condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.TRANS. 5 USE - LC LANDSCAPE SECURITIES INEFFECT

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - LC LANDSCAPE SECURITIES (cont.) INEFFECT  
plans.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN INEFFECT

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW INEFFECT

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT INEFFECT

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND INEFFECT

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS INEFFECT

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 USE - SKR FEE CONDITION

INEFFECT

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 840 square-feet in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 4 USE - ORD NO. 659 (DIF)

INEFFECT

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25255 has

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ORD NO. 659 (DIF) (cont.) INEFFECT

been calculated to be 0.16 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 5 USE - ORD 810 O S FEE INEFFECT

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25255 is calculated to be 0.16 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 8 USE - PALM FRONDS INEFFECT

Prior to final inspection, the developer/permit holder shall ensure that the palm fronds (with a minimum of 80 fronds are designed and placed in such a manner that cover all of the antennas including the panel and microwave antennas. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 9 USE - SIGNAGE REQUIREMENT INEFFECT

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE - SIGNAGE REQUIREMENT (cont.) INEFFECT

- internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF INEFFECT

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 USE-UTILITY INSTALL CELL TOWER INEFFECT

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 3 USE - EXISTING CURB & GUTTER INEFFECT

On existing curb and gutter, a 24' new driveway and/or drainage devices within County right-of-way on El Sobrante Road shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - EXISTING CURB & GUTTER (cont.) INEFFECT

the "Policies and Guidelines" available on the Internet at: [www.tlma.co.riverside.ca.us/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html). If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. The centerline of driveway shall be centered with Willow Drive and constructed in accordance with County Standard No. 207A.

90.TRANS. 4 USE - LC LNDSCP INSPECT DEPOST INEFFECT

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 5 USE - LNDSCP INSPECTN RQRMTS INEFFECT

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The

09/21/16  
16:30

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 27

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5                   USE - LNDSCPE INSPCTN RQRMNTS (cont.)                   INEFFECT

Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 6                   USE - LC COMPLY W/ LNDSCP/ IRR                   INEFFECT

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.



**LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: December 10, 2012

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District  
Riv. Co. Environmental Programs Division  
P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section  
Riv. Co. Information Technology

Riv. Co. Waste Management Dept.  
1st District Supervisor  
1st District Planning Commissioner  
City of Riverside Planning Dept.  
Riverside Unified School Dist

**PLOT PLAN NO. 25255** – EA42562 – Applicant: AT&T – Engineer/Representative: Costal Business Group – First/First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Open Space: Water (OS:W) and Community Development: Public Facilities (CD:PF) (<.60 Floor Area Ratio) – Location: Southerly of El Sobrante, easterly of La Sierra Avenue, westerly of McAllister Street - 152.8 Acres - Zoning: Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The plot plan proposes a wireless telecommunication facility, for AT&T, disguised as a 72' foot high palm tree with twelve (12) panel antennas. The 840 square foot lease area surrounded by a 6 foot high CMU wall enclosure will include 246 square foot equipment shelter and two (2) GPS antennas. - APN: 285-020-005.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT comments on January 3, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Halimah Shenghur**, Project Planner, at **(951) 955-3250** or email at **hshenghu@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH:  PC:  BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

LAND DEVELOPMENT COMMITTEE  
2<sup>ND</sup> CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: February 23, 2015

TO:

Riv. Co. Environmental Programs Division  
Riv. Co. Trans. Dept.-Landscaping Section

**PLOT PLAN NO. 25255** – EA42562 – Applicant: AT&T – Engineer/Representative: Costal Business Group – First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Open Space: Water (OS:W) and Community Development: Public Facilities (CD:PF) (<0.60 Floor Area Ratio) – Location: Southerly of El Sobrante, easterly of La Sierra Avenue, westerly of McAllister Street - 152.8 Acres - Zoning: Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The plot plan proposes a wireless telecommunication facility, for AT&T, disguised as a 70 foot high palm tree with twelve (12) panel antennas. The 840 square foot lease area surrounded by a 6 foot high split face decorative block wall enclosure will include 246 square foot equipment shelter and two (2) GPS antennas. Two (2) live palm trees, vines and shrubs are also proposed to be planted around the project area. - APN: 285-020-005

Please review the attached exhibits for the above-described project by March 19, 2015. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at [dabraham@rctima.org](mailto:dabraham@rctima.org) / MAILSTOP# 1070.

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

DATE: August 6, 2013

TO:

P.D. Landscaping Section

**PLOT PLAN NO. 25255** – EA42562 – Applicant: AT&T – Engineer/Representative: Costal Business Group – First/First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Open Space: Water (OS:W) and Community Development: Public Facilities (CD:PF) (<.60 Floor Area Ratio) – Location: Southerly of El Sobrante, easterly of La Sierra Avenue, westerly of McAllister Street - 152.8 Acres - Zoning: Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The plot plan proposes a wireless telecommunication facility, for AT&T, disguised as a 72' foot high palm tree with twelve (12) panel antennas. The 840 square foot lease area surrounded by a 6 foot high CMU wall enclosure will include 246 square foot equipment shelter and two (2) GPS antennas. - APN: 285-020-005.

Please review the attached map(s) and/or exhibit(s) for the above-described project. Should you have any questions regarding this project, please do not hesitate to contact **Halimah Shenghur**, Project Planner, at **(951) 955-3250** or email at **hshenghu@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH:  PC:  BOS:

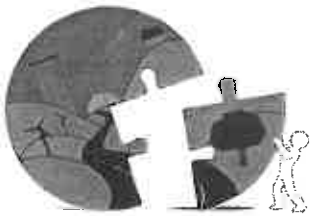
COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       CONDITIONAL USE PERMIT     TEMPORARY USE PERMIT  
 REVISED PERMIT                       PUBLIC USE PERMIT             VARIANCE

PROPOSED LAND USE: unmanned telecommunication facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Section 19.40

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP25255                      DATE SUBMITTED: 11/26/12

### APPLICATION INFORMATION

Applicant's Name: AT&T                      E-Mail: CVoss@CoastalBusinessGroup.net

Mailing Address: 16150 Scientific Way  
Irvine, CA 92618  
Street City State ZIP

Daytime Phone No: ( 949 ) 336-1550                      Fax No: ( 949 ) 336-1550  
Hugo.Alvarado@Derra

Engineer/Representative's Name: Chris Voss Coastal Business Group                      E-Mail: Design.com

Mailing Address: 16150 Scientific Way  
Irvine, Ca 92618  
Street City State ZIP

Daytime Phone No: ( 949 ) 336-1550                      Fax No: ( 714 ) 336-1550  
730-0642

Property Owner's Name: MWD                      E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street City State ZIP

Daytime Phone No: ( \_\_\_\_\_ ) \_\_\_\_\_                      Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future Preserving Our Past"

**APPLICATION FOR LAND USE PROJECT**

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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 signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

MARK RIVERA *Mark Rivera*  
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

**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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) *See Lon*  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) \_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 285-020-005

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 152.8 acres

General location (nearby or cross streets): North of Lake Matthews, South of El Sobrante Road, East of La Sierra Avenue, West of McAllister Street

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Project Description: (describe the proposed project in detail)

Unmanned telecommunications facility - 72' Mono-palm to Support 12 antennas, 12 TMAs & 12 PRUs. A 12' x 20' equipment shelter will be placed at the base of the Mono palm  
Please see attached detailed project description.

Related cases filed in conjunction with this application:

BNR120028

Is there a previous application filed on the same site: Yes  No

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) N/A E.I.R. No. (if applicable): N/A

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 a copy: N/A

Is water service available at the project site: Yes  No  unknown

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) TBD

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No  TBD

Is sewer service available at the site? Yes  No  unknown--N/A Unmanned facility

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site? no grading--minimal site prep only to level surface

Estimated amount of cut = cubic yards: TBD--VERY minimal

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards TBD-VERY minimal

Does the project need to import or export dirt? Yes  No

Import N/A Export N/A Neither X

What is the anticipated source/destination of the import/export?  
N/A

What is the anticipated route of travel for transport of the soil material?  
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

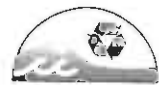
Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes  No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes  No

Does the project area exceed one acre in area? Yes  No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River



**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

December 18, 2012

Halimah Shenghur, Project Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Plot Plan (PP) No. 25255 – A Wireless Communication Facility  
(APN: 285-020-005)**



Dear Mr. Shenghur:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located southerly of El Sobrante Road, easterly of La Sierra Avenue, and westerly of McAllister Street, in the Lake Matthews/Woodcrest Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

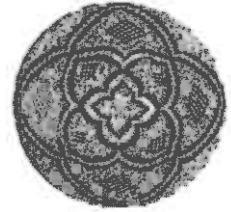
1. **Prior to issuance of a grading and/or building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to final building inspection**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.





# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-097

August 24, 2015

[VIA EMAIL TO:Hthomson@rctlma.org]  
Riverside County  
Ms. Heather Thomson  
4080 Lemon Street, 12th Floor, P.O. Box 1409  
Riverside, CA 92502-1409

**Re: AB-52, PP25255**

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PP25255 project. A records check of the ACBCI cultural registry revealed that the project area is not located within the Tribe's Traditional Use Area (TUA). We currently have no concerns regarding this project. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at [keskew@aguacaliente.net](mailto:keskew@aguacaliente.net).

Cordially,

Katie Eskew  
Archaeologist  
Tribal Historic Preservation Office  
AGUA CALIENTE BAND  
OF CAHUILLA INDIANS



**Rincon Consultants, Inc.**

180 North Ashwood Avenue  
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com

www.rinconconsultants.com

May 28, 2015  
Rincon Project No. 15-01485

Estella Villacorta  
Staff Scientist  
Cardno ATC  
25 Cupania Circle  
Monterey Park, CA 91755  
*Via email: [estella.villacorta@cardno.com](mailto:estella.villacorta@cardno.com)*

**Subject: MSHCP Habitat Assessment and Consistency Analysis Update for AT&T Telecommunications Facility RS0045C, Lake Mathews MWD, Riverside County, California**

Dear Ms. Villacorta,

This letter documents the updated findings of a Multiple Species Habitat Conservation Plan (MSHCP) Habitat Assessment and Consistency Analysis conducted by Rincon Consultants, Inc. (Rincon), for proposed cellular facility RS0045C, Lake Mathews Metropolitan Water District (MWD). A previous assessment was completed for the site by Rincon in February 2013, which focused on the potential presence of western burrowing owl (*Athene cunicularia*). In addition, habitat conditions with respect to the federally listed as threatened Stephen's kangaroo rat (*Dipodomys stephensii*) were also assessed at this location (Rincon, September 2011).

The project site is located in Riverside County, on Assessor's Parcel Numbers 285-020-005 and 270-350-070, within the Lake Mathews/Woodcrest Area Plan of the MSHCP. It is situated on MWD property immediately south of El Sobrante Road, east of Willow Drive, and west of McAllister Street. The site is depicted on the *Lake Mathews, California*, United States Geological Survey (USGS) 7.5-minute topographic quadrangle, within Section 31, Township 3 South, Range 5 West.

As a result of the site visit conducted by Rincon biologist, Jillian Moore, on May 13, 2014, the project site was documented to currently consist of a temporary telecommunications facility site, including a 70'-0" monopalm with twelve panel antennas, an equipment shelter, and chain link fence. The site vicinity is disked and contains non-native annual grasses such as oats (*Avena* sp.), bromes (*Bromus* spp.), and barley (*Hordeum* sp.). El Sobrante Road and residential development lies to the north of the site, while open space and operational facilities associated with Lake Mathews occurs to the east, west and south.

As previously noted in the February 2013 MSHCP report, the project site does not contain suitable habitat for any special-status plants or plant communities. In addition, no potentially jurisdictional drainages, wetlands, or other locally protected resources occur



onsite. Therefore, impacts to these special-status biological resources as a result of the proposed project are not expected and no further actions are recommended. The site does, however, provide potential habitat for burrowing owl as well as other native birds protected by California Fish and Game Code (CFG) Section 3503 and the Migratory Bird Treaty Act (MBTA). As such, the following actions should be performed prior to project implementation to ensure compliance with applicable biological regulations:

- If project activities occur during the nesting season, which is typically February through August, but can vary based on annual climatic conditions, geographic location, and avian species requirements; or if potential nesting activity is observed by qualified project personnel, then a nesting bird survey should be conducted by a qualified biologist within one week prior to start of construction. If active nests of protected native species are located within the project site, construction work should be delayed until after the nesting season (or until the young are no longer dependent upon the nest site and there is no evidence of a second attempt at nesting). Construction in close proximity to an active nest should be conducted at the discretion of a qualified biological monitor.
- A pre-construction presence/absence surveys for western burrowing owl shall be conducted in suitable habitat within 500 feet of the proposed construction/development site. Surveys shall be conducted within 30 days prior to disturbance and in accordance with the California Department of Fish and Wildlife (CDFW) and California Burrowing Owl Consortium guidelines. For any owls to be affected by the proposed project, avoidance measures will be developed in compliance with the MSHCP and in coordination with the CDFW and/or Western Riverside County Regional Conservation Authority (RCA).

Thank you for selecting Rincon Consultants to provide you with this updated assessment. Please contact the undersigned if you have questions, or if we can be of further assistance.

Sincerely,  
RINCON CONSULTANTS, INC.

Jillian S. Moore  
Biologist/Project Manager

Colby J. Boggs  
Principal/Senior Ecologist



AT&T Mobility, LLC  
12900 Park Plaza Drive  
Cerritos, CA 90703

T: 562-468-6164  
F: 562-403-1830  
www.att.com

## LETTER OF AUTHORIZATION

**To Whom It May Concern:**

To Whom It May Concern:

Coastal Business Group, Inc., its employees and agents, are authorized representatives of AT&T Mobility LLC fka New Cingular Wireless, LLC. Coastal Business Group has been contracted by AT&T Mobility to negotiate leases, file planning and building permits, attend public hearings, accept conditions of approval, perform construction activities and provide architectural and engineering services for AT&T Mobility.

Should you have any questions, please feel free to contact AT&T's Property Management Department at 562-468-6164 or via email [christina.wager@att.com](mailto:christina.wager@att.com).

Date: January 30, 2012

Christina Wager  
Real Estate Manager  
Los Angeles Region

cc: file



THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

Office of the General Manager

Entry Permit R.L. 3193  
Lake Matthews Reservoir  
MWD Parcel Nos. 140-2-11 & 140-2-13A (Ptns.)  
APN: 285-020-005 (Fee)  
WSO Riverside Team  
Address: 12725 El Sobrante Road  
Riverside, CA 92503

October 24, 2012

Ms. Rosa Zuniga-Green  
Site Acquisition Coordinator  
Bechtel Communications, Inc.  
6131 Orangethorpe Avenue, Suite 500  
Buena Park, CA 90620

Dear Ms. Zuniga-Green:

LETTER OF AUTHORIZATION

Metropolitan Water District of Southern California (Metropolitan), owner of the above described property, hereby authorizes Cingular Wireless PCS, LLC a Delaware limited liability company; AT&T Mobility Corporation and its assigned agents to take appropriate actions for the sole purpose of filing and consummating any land use entitlements or building permit application(s) necessary to obtain approval of the applicable jurisdiction for constructing a new telecommunication facility at the above described property. Metropolitan understands that this application may be denied, revised, or approved with conditions, and any such conditions of approval or revisions will be the sole responsibility of AT&T Mobility Corporation, and will be complied with prior to issuance of final inspections sign off or issuance of Certificate of Occupancy. Metropolitan, owner of the above described property authorizes AT&T Mobility to obtain any and all project related files or records from the County of Riverside or governing jurisdiction, specifically including previously approved construction drawings and structural calculations regarding the subject wireless facilities.

Metropolitan further understands that signing this authorization is not to be construed as a commitment of any kind, and that all land use approvals and/or permits obtained will be subject to the successful completion of lease negotiations, as applicable.

Entry Permit R.L. 3193

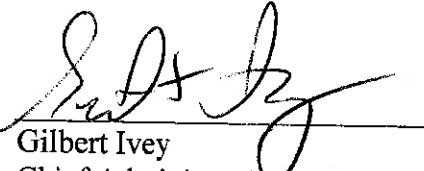
- 2 -

Date Executed: 10-31-12

Permitter's Mailing Address:  
DISTRICT  
Post Office Box 54153  
Los Angeles, CA 90054  
Attention: Real Property Development  
And Management Group  
Telephone: (213) 217-5776

THE METROPOLITAN WATER  
OF SOUTHERN CALIFORNIA

Jeffrey Kightlinger  
General Manager

By:   
Gilbert Ivey  
Chief Administrative Officer  
Real Property Development  
and Management Group

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**PLOT PLAN NO. 25255** – Intent to Adopt a Mitigated Negative Declaration – Applicant: AT&T – Engineer/Representative: Coastal Business Group – First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Open Space: Water (OS:W) and Community Development: Public Facilities (CD:PF) (≤0.60 Floor Area Ratio) – Location: Southerly of El Sobrante, easterly of La Sierra Avenue, and westerly of McAllister Street –152.8 Acres – Zoning: Watercourse, Watershed & Conservation Areas (W-1) –**REQUEST:** The Plot Plan proposes a wireless telecommunication facility for AT&T, disguised as a 70 foot high palm tree with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) surge suppressors, two (2) GPS antennas, and a 230 square-foot equipment shelter in an 840 square-foot lease area surrounded by a six-foot (6') high decorative block wall enclosure. The project also proposes to install two (2) live palm trees and additional landscaping around the project area. The project site is located on the Metropolitan Water District property containing various structures to operate their facility and the proposed wireless communication facility is located near the northeast corner the property along El Sobrante Road. Access to the wireless facility will be provided via a 12 foot wide access road from El Sobrante Road.

**TIME OF HEARING:**                   **1:30 pm** or as soon as possible thereafter  
**SEPTEMBER 12, 2016**  
RIVERSIDE COUNTRY ADMINISTRATIVE CENTER  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR, CONFERENCE ROOM 2A  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Desiree Bowie, at 951-955-8254 or email [dbowie@rctlma.org](mailto:dbowie@rctlma.org) or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Desiree Bowie  
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/28/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP25255 For

Company or Individual's Name Planning Department

Distance buffered 300'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.


NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

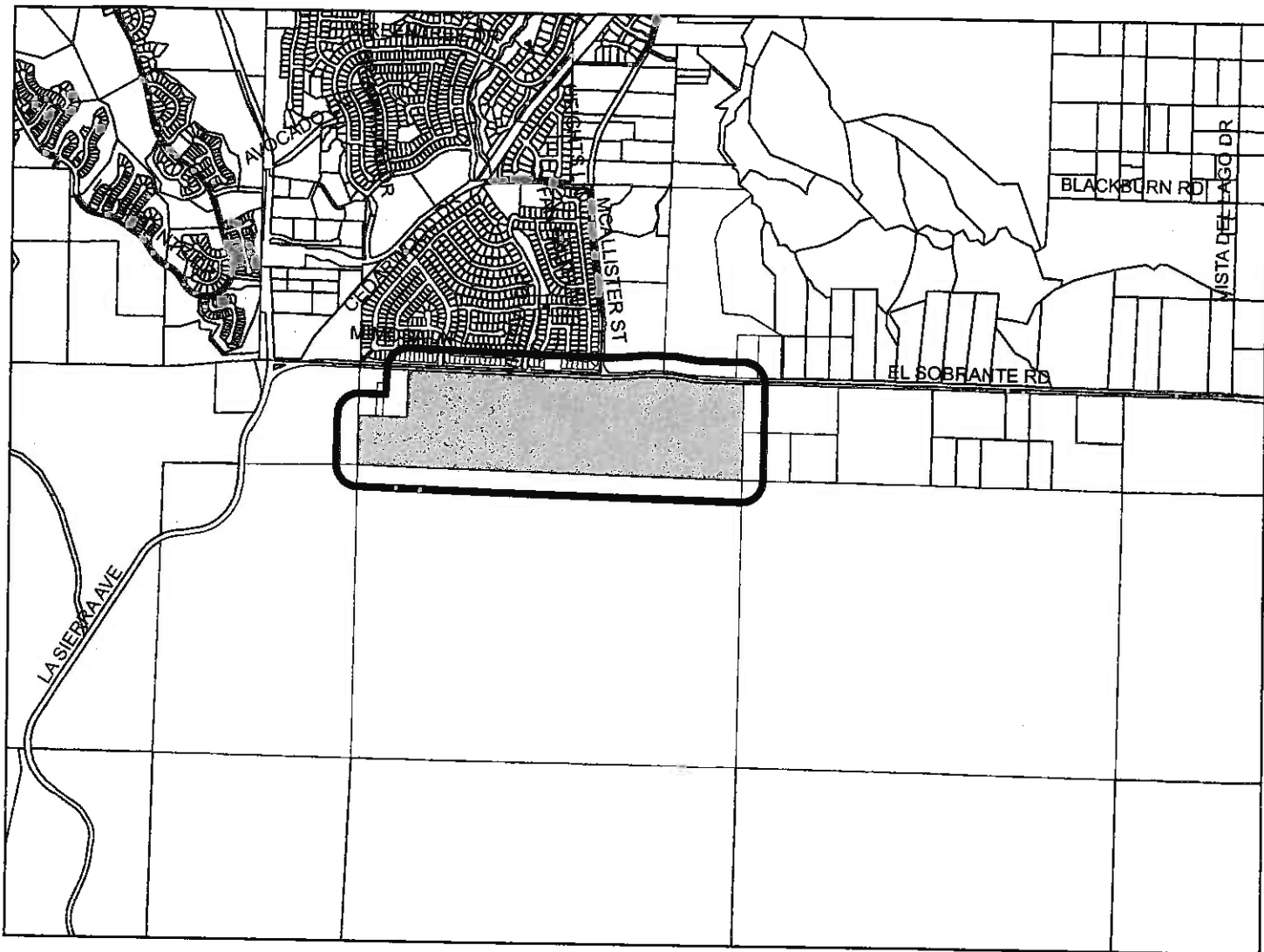
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

1/26/17  




**PP25255 (300 feet buffer)**



**Selected Parcels**

270-240-043	270-330-023	270-330-020	270-330-016	270-330-015	270-350-050	270-350-011	270-210-068	270-160-001	270-180-010
285-020-006	285-030-001	270-330-017	270-160-024	270-350-046	270-330-013	270-330-014	270-330-010	270-240-041	270-350-049
270-350-047	270-350-048	270-210-062	270-330-024	270-350-010	270-350-053	285-020-002	285-020-003	285-020-004	270-330-025
270-350-052	270-330-018	270-240-040	270-330-021	270-350-051	270-210-065	278-210-009	278-210-021	285-020-005	285-030-013
285-050-001	285-050-002	270-210-066	270-210-064	270-160-025	270-330-019	270-210-063	270-330-009	270-350-009	270-330-027
270-350-012	270-240-044	270-210-067	270-240-070	270-350-058	270-350-059	270-350-060	270-350-070	270-240-042	270-330-011
270-330-022	270-210-069	270-210-070	270-210-073	270-210-074	270-240-073	270-330-043	270-330-044	270-330-047	270-330-048
270-330-049	270-350-076	270-210-071	270-210-072	270-330-050	270-330-051	270-330-012			



2,300 1,150 0 2,300 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 270160023, APN: 270160023  
DOR WIL ASSOC  
9622 JAMES CIR  
VILLA PARK CA 92667

ASMT: 270210052, APN: 270210052  
PIERRE COUNTEE, ETAL  
12417 JACARANDA WAY  
RIVERSIDE, CA. 92503

ASMT: 270160024, APN: 270160024  
CRAMER BROS  
C/O WILLIAM R CRAMER  
P O BOX 18929  
ANAHEIM CA 92817

ASMT: 270210053, APN: 270210053  
CHRISTOPHER RADOVICH, ETAL  
12405 JACARANDA WAY  
RIVERSIDE, CA. 92503

ASMT: 270160025, APN: 270160025  
ANDRIANA KATELARI, ETAL  
13220 EL SOBRANTE RD  
RIVERSIDE, CA. 92503

ASMT: 270210054, APN: 270210054  
MICHAEL DELATORRE  
12393 JACARANDA WAY  
RIVERSIDE, CA. 92503

ASMT: 270210001, APN: 270210001  
GRATIUS FORD  
17934 ORANGEWOOD LN  
RIVERSIDE, CA. 92503

ASMT: 270210055, APN: 270210055  
EMMA ESCAMILLA  
12381 JACARANDA WAY  
RIVERSIDE, CA. 92503

ASMT: 270210002, APN: 270210002  
KARI PENDLETON, ETAL  
17922 ORANGEWOOD LN  
RIVERSIDE, CA. 92503

ASMT: 270210056, APN: 270210056  
CANDY CODY, ETAL  
18250 LAKEPOINTE DR  
RIVERSIDE CA 92503

ASMT: 270210043, APN: 270210043  
MEGHAN CONGER, ETAL  
17913 ORANGEWOOD LN  
RIVERSIDE, CA. 92503

ASMT: 270210057, APN: 270210057  
ELVA SOSA, ETAL  
19247 MOUNTAIN SHADOW LN  
PERRIS CA 92570

ASMT: 270210051, APN: 270210051  
NANCIE JOHNSON, ETAL  
2585 HERITAGE DR  
CORONA CA 92882

ASMT: 270210058, APN: 270210058  
THERESA JONES, ETAL  
12386 MIMOSA LN  
RIVERSIDE, CA. 92503



ASMT: 270210059, APN: 270210059  
TANYA GAY, ETAL  
12398 MIMOSA LN  
RIVERSIDE, CA. 92503

ASMT: 270210066, APN: 270210066  
NOEL GOIN  
12401 MIMOSA LN  
RIVERSIDE, CA. 92503

ASMT: 270210060, APN: 270210060  
JAMIL SWEISS  
12410 MIMOSA LN  
RIVERSIDE, CA. 92503

ASMT: 270210067, APN: 270210067  
ROBERT GALVEZ, ETAL  
12389 MIMOSA LN  
RIVERSIDE, CA. 92503

ASMT: 270210061, APN: 270210061  
MYLENE ESTES  
12422 MIMOSA LN  
RIVERSIDE, CA. 92503

ASMT: 270210068, APN: 270210068  
CAROLINA ABKARIAN  
12377 MIMOSA LN  
RIVERSIDE, CA. 92503

ASMT: 270210062, APN: 270210062  
LIZETH PISKULICH, ETAL  
4055 LA JUNTA DR  
CLAREMONT CA 91711

ASMT: 270210074, APN: 270210074  
VICTORIA GROVE MAINTENANCE ASSN  
C/O INLAND COMMUNITIES  
7 UPPER NEWPORT PL NO 100  
NEWPORT BEACH CA 92660

ASMT: 270210063, APN: 270210063  
PREEMINENT INV CORP  
14728 PIPELINE AVE STE B  
CHINO HILLS CA 91709

ASMT: 270240014, APN: 270240014  
ROBERT HARTNETT  
39504 VILLAGE RUN DR  
NORTHVILLE MI 48168

ASMT: 270210064, APN: 270210064  
OMAR ONDOY  
452 GREEN ORCHARD PL  
RIVERSIDE CA 92506

ASMT: 270240015, APN: 270240015  
ANTOYNETTE CHENAULT, ETAL  
17950 CEDARWOOD DR  
RIVERSIDE, CA. 92503

ASMT: 270210065, APN: 270210065  
JAMIE GUTIERREZ, ETAL  
12413 MIMOSA LN  
RIVERSIDE, CA. 92503

ASMT: 270240016, APN: 270240016  
NIKOLE RUSHLOW, ETAL  
17962 CEDARWOOD DR  
RIVERSIDE, CA. 92503



ASMT: 270240017, APN: 270240017  
PHONETHIP MANNAVONG, ETAL  
17963 BOXWOOD DR  
RIVERSIDE, CA. 92503

ASMT: 270240039, APN: 270240039  
LORI VAUGHN, ETAL  
12362 MIMOSA LN  
RIVERSIDE, CA. 92503

ASMT: 270240018, APN: 270240018  
JAIMI RUDD, ETAL  
17951 BOXWOOD DR  
RIVERSIDE, CA. 92503

ASMT: 270240040, APN: 270240040  
LARRY YANEZ  
12365 MIMOSA LN  
RIVERSIDE, CA. 92503

ASMT: 270240019, APN: 270240019  
MARINA LOPEZ, ETAL  
17939 BOXWOOD DR  
RIVERSIDE, CA. 92503

ASMT: 270240041, APN: 270240041  
MARIA SOTELO, ETAL  
23679 CALABASAS RD NO 768  
CALABASAS CA 91302

ASMT: 270240020, APN: 270240020  
ANDREA BECKWITH, ETAL  
17927 BOXWOOD DR  
RIVERSIDE, CA. 92503

ASMT: 270240042, APN: 270240042  
KRISTIN ETHRIDGE, ETAL  
12341 MIMOSA LN  
RIVERSIDE, CA. 92503

ASMT: 270240036, APN: 270240036  
KATHY KELLNER, ETAL  
12357 JACARANDA WAY  
RIVERSIDE, CA. 92503

ASMT: 270240043, APN: 270240043  
PATRICIA HERNANDEZ, ETAL  
12329 MIMOSA LN  
RIVERSIDE, CA. 92503

ASMT: 270240037, APN: 270240037  
SELENE DURAN, ETAL  
12345 JACARANDA WAY  
RIVERSIDE, CA. 92503

ASMT: 270240044, APN: 270240044  
SEAN WALSH  
8752 KENTVILLE ST  
RIVERSIDE CA 92508

ASMT: 270240038, APN: 270240038  
DORU POPA, ETAL  
12350 MIMOSA LN  
RIVERSIDE, CA. 92503

ASMT: 270240045, APN: 270240045  
MELLO HRDLICKA, ETAL  
P O BOX 52770  
IRVINE CA 92619



ASMT: 270240046, APN: 270240046  
BRIAN ALEMAN  
12293 MIMOSA LN  
RIVERSIDE, CA. 92503

ASMT: 270330008, APN: 270330008  
GARY KUZAS  
17966 TANGERINE WAY  
RIVERSIDE, CA. 92503

ASMT: 270240047, APN: 270240047  
EMMA CLARKE, ETAL  
12281 MIMOSA LN  
RIVERSIDE, CA. 92503

ASMT: 270330009, APN: 270330009  
DIPTI BHAKTA, ETAL  
17978 TANGERINE WAY  
RIVERSIDE, CA. 92503

ASMT: 270240048, APN: 270240048  
LAURA CONNOLLY, ETAL  
12269 MIMOSA LN  
RIVERSIDE, CA. 92503

ASMT: 270330010, APN: 270330010  
EDUARDO GONZALEZ  
17990 TANGERINE WAY  
RIVERSIDE, CA. 92503

ASMT: 270240073, APN: 270240073  
VICTORIA GROVE MAINTENANCE ASSN  
C/O INLAND COMMUNITIES  
7 UPPER NEWPORT STE 100  
NEWPORT BEACH CA 92660

ASMT: 270330011, APN: 270330011  
ELLEN ALCALA, ETAL  
12617 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330005, APN: 270330005  
JENNIFER RATKOVICH, ETAL  
17930 TANGERINE WAY  
RIVERSIDE, CA. 92503

ASMT: 270330012, APN: 270330012  
YVONNE KNIGHT  
C/O ROWE TRUST  
2837 SANDBERG ST  
RIVERSIDE CA 92506

ASMT: 270330006, APN: 270330006  
HOLLY CROLEY, ETAL  
17942 TANGERINE WAY  
RIVERSIDE, CA. 92503

ASMT: 270330013, APN: 270330013  
DECA INV  
12593 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330007, APN: 270330007  
THUY MAI  
16651 ORANGEWIND LN  
RIVERSIDE CA 92503

ASMT: 270330014, APN: 270330014  
DOLORES CASINO  
12581 MANGO LN  
RIVERSIDE, CA. 92503



ASMT: 270330015, APN: 270330015  
AMBER DIGANCI, ETAL  
12569 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330022, APN: 270330022  
TRICSHA VILLALTA  
12485 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330016, APN: 270330016  
AVIV WEIZMAN  
1171 COLLETT AVE NO 225  
RIVERSIDE CA 92505

ASMT: 270330023, APN: 270330023  
TAMMY ACOSTA, ETAL  
12473 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330017, APN: 270330017  
RENEE BOCK, ETAL  
C/O RENEE P BOCK  
12545 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330024, APN: 270330024  
HONG NGUYEN, ETAL  
12461 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330018, APN: 270330018  
AVINDER ARNEJA, ETAL  
12533 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330025, APN: 270330025  
VIRGINIA HERNANDEZ, ETAL  
12458 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330019, APN: 270330019  
PEARL AQUINO, ETAL  
12521 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330026, APN: 270330026  
MELANIE RECK, ETAL  
12470 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330020, APN: 270330020  
ALMA CASAS, ETAL  
12509 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330027, APN: 270330027  
YONG GOH, ETAL  
12482 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330021, APN: 270330021  
CRISTINA GUERRERO, ETAL  
12497 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330028, APN: 270330028  
TRUST, ETAL  
C/O KATHY CURRY  
100 N MINNESOTA ST  
NEW ULM MN 56073



ASMT: 270330029, APN: 270330029  
JOITA JACKSON, ETAL  
17626 ANTONIO AVE  
CERRITOS CA 90703

ASMT: 270330036, APN: 270330036  
ANNETTE RASPUDIC, ETAL  
12530 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330030, APN: 270330030  
ROBYN COOKE, ETAL  
12549 NAVEL CT  
RIVERSIDE, CA. 92503

ASMT: 270330037, APN: 270330037  
VIVIAN GOMEZ, ETAL  
12542 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330031, APN: 270330031  
JACQUELINE GRAY, ETAL  
12537 NAVEL CT  
RIVERSIDE, CA. 92503

ASMT: 270330038, APN: 270330038  
AURORA JACINTO, ETAL  
12554 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330032, APN: 270330032  
BETTY OTJEN, ETAL  
12525 NAVEL CT  
RIVERSIDE, CA. 92503

ASMT: 270330039, APN: 270330039  
ESTHER MUKORA, ETAL  
12566 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330033, APN: 270330033  
DESPINA MIKHAIL, ETAL  
12513 NAVEL CT  
RIVERSIDE, CA. 92503

ASMT: 270330040, APN: 270330040  
BRIAN STLAURENT, ETAL  
3557 GALETEA WAY  
CORONA CA 92882

ASMT: 270330034, APN: 270330034  
CASEY WENNER, ETAL  
12506 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330041, APN: 270330041  
MARITES HOLLAND, ETAL  
12590 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330035, APN: 270330035  
REBECCA YU, ETAL  
12518 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330042, APN: 270330042  
KAREN VOLLER, ETAL  
12602 MANGO LN  
RIVERSIDE, CA. 92503

ASMT: 270330051, APN: 270330051  
WL VICTORIA GROVE ASSOC  
19520 JAMBOREE STE 400  
IRVINE CA 92612

ASMT: 270340012, APN: 270340012  
JANET YOSHIDA, ETAL  
451 LAWTON PL  
HAYWARD CA 94544

ASMT: 270340001, APN: 270340001  
CARLOS GALDAMEZ  
17945 PEACH DR  
RIVERSIDE, CA. 92503

ASMT: 270340013, APN: 270340013  
FERNANDO VILLALPANDO, ETAL  
12570 NAVEL CT  
RIVERSIDE, CA. 92503

ASMT: 270340002, APN: 270340002  
CHARLENE TRONCOSO, ETAL  
17933 PEACH DR  
RIVERSIDE, CA. 92503

ASMT: 270340014, APN: 270340014  
JO VALADEZ, ETAL  
12582 NAVEL CT  
RIVERSIDE, CA. 92503

ASMT: 270340003, APN: 270340003  
MERCEDES JIMENEZ, ETAL  
17921 PEACH DR  
RIVERSIDE, CA. 92503

ASMT: 270340015, APN: 270340015  
LUZ RAMIREZ, ETAL  
12594 NAVEL CT  
RIVERSIDE, CA. 92503

ASMT: 270340009, APN: 270340009  
DANA IMAI, ETAL  
12522 NAVEL CT  
RIVERSIDE, CA. 92503

ASMT: 270340016, APN: 270340016  
NASHWA ABDELMASEH, ETAL  
12585 NAVEL CT  
RIVERSIDE, CA. 92503

ASMT: 270340010, APN: 270340010  
TRAN ROJAS, ETAL  
12534 NAVEL CT  
RIVERSIDE, CA. 92503

ASMT: 270340017, APN: 270340017  
LORINDA CLAYTON, ETAL  
17959 TANGERINE WAY  
RIVERSIDE, CA. 92503

ASMT: 270340011, APN: 270340011  
RENEE JOHNSON, ETAL  
12546 NAVEL CT  
RIVERSIDE, CA. 92503

ASMT: 270340018, APN: 270340018  
EDWARD BROUSSARD, ETAL  
17947 TANGERINE WAY  
RIVERSIDE, CA. 92503





ASMT: 270340019, APN: 270340019  
SEJAL DAMANI, ETAL  
1407 EL MIRADOR DR  
FULLERTON CA 92835

ASMT: 270350012, APN: 270350012  
GEORGINA ARELLANO, ETAL  
17997 ALOE LN  
RIVERSIDE, CA. 92503

ASMT: 270350006, APN: 270350006  
CATHY DAVIS, ETAL  
17925 ALOE LN  
RIVERSIDE, CA. 92503

ASMT: 270350013, APN: 270350013  
MASHRUF AHMED  
848 N RAINBOW BLV NO 4535  
LAS VEGAS NV 89107

ASMT: 270350007, APN: 270350007  
JULIO DAVILA  
17937 ALOE LN  
RIVERSIDE, CA. 92503

ASMT: 270350014, APN: 270350014  
HERLINDA BERGMAN, ETAL  
17934 ALOE LN  
RIVERSIDE, CA. 92503

ASMT: 270350008, APN: 270350008  
MARY BURCH, ETAL  
17949 ALOE LN  
RIVERSIDE, CA. 92503

ASMT: 270350015, APN: 270350015  
JOYCE SKALICKY, ETAL  
17922 ALOE LN  
RIVERSIDE, CA. 92503

ASMT: 270350009, APN: 270350009  
KIM BECK, ETAL  
17961 ALOE LN  
RIVERSIDE, CA. 92503

ASMT: 270350016, APN: 270350016  
ANTWAN DEPAUL  
460 SHASTA CIR  
CORONA CA 92881

ASMT: 270350010, APN: 270350010  
DAVID MELONI, ETAL  
17973 ALOE LN  
RIVERSIDE, CA. 92503

ASMT: 270350023, APN: 270350023  
VERONICA ALFONSO, ETAL  
12798 TARRAGON WAY  
RIVERSIDE, CA. 92503

ASMT: 270350011, APN: 270350011  
MARTHA GUTIERREZ, ETAL  
17985 ALOE LN  
RIVERSIDE, CA. 92503

ASMT: 270350024, APN: 270350024  
HEATHER COOKSEY, ETAL  
12810 TARRAGON WAY  
RIVERSIDE, CA. 92503



ASMT: 270350025, APN: 270350025  
RIZWANA HOSSAIN, ETAL  
12822 TARRAGON WAY  
RIVERSIDE, CA. 92503

ASMT: 270350032, APN: 270350032  
MALIK SIDNEY, ETAL  
17891 ROBUSTA DR  
RIVERSIDE, CA. 92503

ASMT: 270350026, APN: 270350026  
SILVIA ARTEAGA, ETAL  
12834 TARRAGON WAY  
RIVERSIDE, CA. 92503

ASMT: 270350042, APN: 270350042  
KEVIN NAVARRO  
17896 ROBUSTA DR  
RIVERSIDE, CA. 92503

ASMT: 270350027, APN: 270350027  
GLORIA ROA, ETAL  
12846 TARRAGON WAY  
RIVERSIDE, CA. 92503

ASMT: 270350043, APN: 270350043  
YOLANDA PEREZ, ETAL  
17906 ROBUSTA DR  
RIVERSIDE, CA. 92503

ASMT: 270350028, APN: 270350028  
PAUL MILLER, ETAL  
17931 ROBUSTA DR  
RIVERSIDE, CA. 92503

ASMT: 270350044, APN: 270350044  
NICOLE WILDER, ETAL  
17916 ROBUSTA DR  
RIVERSIDE, CA. 92503

ASMT: 270350029, APN: 270350029  
JARROD KIMURA, ETAL  
17921 ROBUSTA DR  
RIVERSIDE, CA. 92503

ASMT: 270350045, APN: 270350045  
BETH MANCHESTER, ETAL  
17926 ROBUSTA DR  
RIVERSIDE, CA. 92503

ASMT: 270350030, APN: 270350030  
SILVIA REGALADO, ETAL  
17911 ROBUSTA DR  
RIVERSIDE, CA. 92503

ASMT: 270350046, APN: 270350046  
SUSAN SHAKER, ETAL  
17936 ROBUSTA DR  
RIVERSIDE, CA. 92503

ASMT: 270350031, APN: 270350031  
2013 1 IH BORROWER  
C/O INVITATION HOMES  
901 MAIN ST STE 4700  
DALLAS TX 75202

ASMT: 270350047, APN: 270350047  
FRANCINE GUERRERO, ETAL  
17946 ROBUSTA DR  
RIVERSIDE, CA. 92503



ASMT: 270350048, APN: 270350048  
ERNEST SANTANA  
17956 ROBUSTA DR  
RIVERSIDE, CA. 92503

ASMT: 270350055, APN: 270350055  
SHARI LARA, ETAL  
12819 TARRAGON WAY  
RIVERSIDE, CA. 92503

ASMT: 270350049, APN: 270350049  
ARON STANCU, ETAL  
17966 ROBUSTA DR  
RIVERSIDE, CA. 92503

ASMT: 270350056, APN: 270350056  
RAND HAMASHA, ETAL  
18534 TOEHEE ST  
PERRIS CA 92570

ASMT: 270350050, APN: 270350050  
CARLOS FRANQUEZ  
17976 ROBUSTA DR  
RIVERSIDE, CA. 92503

ASMT: 270350057, APN: 270350057  
MARY ARENDAL, ETAL  
12795 TARRAGON WAY  
RIVERSIDE, CA. 92503

ASMT: 270350051, APN: 270350051  
BRANDY PARKER, ETAL  
17986 ROBUSTA DR  
RIVERSIDE, CA. 92503

ASMT: 270350060, APN: 270350060  
SHEA HOMES LTD PARTNERSHIP  
1250 CORONA POINTE STE 600  
CORONA CA 92879

ASMT: 270350052, APN: 270350052  
MARY FASSLER, ETAL  
2341 RED OAK DR  
SANTA ROSA CA 95403

ASMT: 270350070, APN: 270350070  
SOUTHERN CALIFORNIA EDISON CO  
C S REENDERS ASST COMPTROLLER  
P O BOX 800  
ROSEMEAD CA 91770

ASMT: 270350053, APN: 270350053  
KAMLYN POST, ETAL  
12843 TARRAGON WAY  
RIVERSIDE, CA. 92503

ASMT: 270350071, APN: 270350071  
LOURDES CHUMACERO  
17913 ALOE LN  
RIVERSIDE, CA. 92503

ASMT: 270350054, APN: 270350054  
JENNIFER BONALES, ETAL  
C/O JENNIFER L BONALES  
12831 TARRAGON WAY  
RIVERSIDE, CA. 92503

ASMT: 270350076, APN: 270350076  
VICTORIA GROVE MAINTENANCE ASSN  
11830 PIERCE ST STE 300  
RIVERSIDE CA 92505



ASMT: 285020002, APN: 285020002  
JONGS RIVERSIDE  
12697 EL SOBRANTE RD  
RIVERSIDE, CA. 92503

ASMT: 285030001, APN: 285030001  
CF CDG LAKE RANCH VENTURE  
C/O DAN OBANNON  
23 CORPORATE PLZ STE 246  
NEWPORT BEACH CA 92660

ASMT: 285050002, APN: 285050002  
MWD  
C/O ASSEST MANAGEMENT  
P O BOX 54153  
LOS ANGELES CA 90054



**APP/OWN/ENG LABELS PP25255**

**AT&T  
16150 Scientific Way  
Irvine, CA 92618**

**Coastal Business Group  
16150 Scientific Way  
Irvine, CA 92618**

**MWD  
P.O. Box 54153  
Los Angeles, CA 90054**

**NON-COUNTY AGENCY LABELS PP25255**

**Riverside Unified School District  
3380 14<sup>th</sup> St.  
Riverside, CA 92501**

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
**ENVIRONMENTAL FILING FEE CASH RECEIPT**

Receipt #: 16-309783

State Clearinghouse # (if applicable): \_\_\_\_\_

Lead Agency: COUNTY PLANNING Date: 09/16/2016

County Agency of Filing: RIVERSIDE Document No: E-201601028

Project Title: PP 25255 / EA 42562


Project Applicant Name: AT&T Phone Number: (951) 955-8254

Project Applicant Address: 16150 SCIENTIFIC WAY, IRVINE, CA 92618

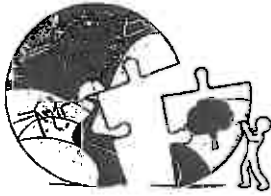
Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

- |   |                   |
|---|-------------------|
| <input type="checkbox"/> Environmental Impact Report  | _____             |
| <input checked="" type="checkbox"/> Negative Declaration  | <u>\$2,210.25</u> |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)     | _____             |
| <input type="checkbox"/> Project Subject to Certified Regulatory Programs                               | _____             |
| <input checked="" type="checkbox"/> County Administration Fee   | <u>\$50.00</u>    |
| <input type="checkbox"/> Project that is exempt from fees (DFG No Effect Determination (Form Attached)) | _____             |
| <input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)                         | _____             |
| <b>Total Received</b>   | <u>\$2,260.25</u> |

Signature and title of person receiving payment:  Deputy

Notes:



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss AICP**  
**Planning Director**

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21162 of the California Public Resources Code.

**PP25255/EA42562**

*Project Title/Case Numbers*

**Desiree Bowie**  
*County Contact Person*

**(951)955-8254**  
*Phone Number*

**n/a**

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

**AT&T**

*Project Applicant*

**16150 Scientific Way, Irvine, CA 92618**  
*Address*

**Southerly of El Sobrante, easterly of La Sierra Avenue, westerly of McAllister St.**

*Project Location*

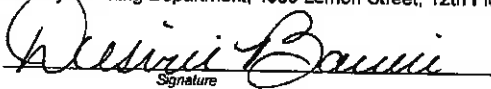
**The Project proposes a wireless telecommunication facility, for AT&T, disguised as a 70 foot high palm tree with twelve (12) panel antennas. The 840 square foot lease area surrounded by a 6 foot high split face decorative block wall enclosure will include 230 square foot equipment shelter and two (2) GPS antennas. Two (2) live palm trees, vines and shrubs are also proposed to be planted around the project area.**

*Project Description*

This is to advise that the Riverside County Director's Hearing, as the lead agency, has approved the above-referenced project on 9/12/16, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

  
*Signature*


**Project Planner**

*Title*

**9/14/16**

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

<b>FILED / POSTED</b>		
County of Riverside Peter Aldana Assessor-County Clerk-Recorder		
E-201601028 09/16/2016 03:42 PM Fee: \$ 2280.25 Page 1 of 1		
Removed:	By:	Deputy
		

Please charge deposit fee case#: ZEA42582 ZCFG05939

FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1603228

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: ATT \$.25  
paid by: CASH  
paid towards: CFG05939 CALIF FISH & GAME: DOC FEE  
EA42562  
at parcel #: 12725 EL SOBRANTE RD RIV  
appl type: CFG3

By \_\_\_\_\_ Mar 21, 2016 15:29  
MGARDNER posting date Mar 21, 2016

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1302807

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: ATT \$2,156.25  
paid by: CK 11070  
paid towards: CFG05939 CALIF FISH & GAME: DOC FEE  
EA42562  
at parcel #: 12725 EL SOBRANTE RD RIV  
appl type: CFG3

By \_\_\_\_\_ Mar 28, 2013 15:06  
MGARDNER posting date Mar 28, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1506328

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: ATT \$53.75  
paid by: RC 7234605  
paid towards: CFG05939 CALIF FISH & GAME: DOC FEE  
EA42562  
at parcel #: 12725 EL SOBRANTE RD RIV  
appl type: CFG3

By \_\_\_\_\_ Jun 04, 2015 14:30  
ADANIELS posting date Jun 04, 2015

\*\*\*\*\*  
\*\*\*\*\*


Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$53.75

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

Agenda Item No. **1.4**  
Area Plan: Elsinore  
Zoning Area: Alberhill  
Supervisory District: First  
Project Planner: Dionne Harris  
Planning Commission: October 19, 2016

TENTATIVE TRACT MAP NO. 30760  
THIRD EXTENSION OF TIME  
Applicant: Temescal Valley Land, LLC



Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for recordation of a final map of a Schedule 'A' subdivision to divide the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 square feet; three MSHCP open space lots totaling 58.17 acres (Lot 287, 288, & 293); four open space lots totaling 5.14 acres (Lot 286, 289, 291, & 294); a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295); a 5.71 acre park (Lot 292); a 0.34 acre detention basin (Lot 290); and a 10 to 14 foot wide trail.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30760**

### BACKGROUND:

Tentative Tract Map No. 30760 was originally approved at Planning Commission on July 14, 2004.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of four (4) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The Building and Safety (Grading Division) is recommending the addition of one (1) conditions of approval, and the Environmental Health Department is recommending the addition of three (3) condition of approval.

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of

**TENTATIVE TRACT MAP NO. 30806  
THIRD EXTENSION OF TIME REQUEST  
PLANNING COMMISSION: October 19, 2016  
Page 2 of 2**

approval, and the correspondence from the Extension of Time applicant (dated September 23, 2016) indicating the acceptance of the four (4) recommended conditions.

**FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

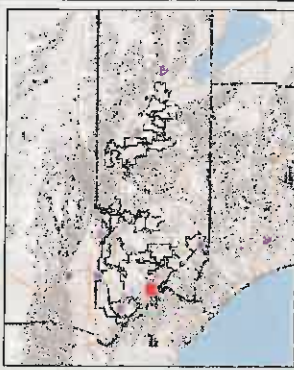
**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps that were approved on or after January 1, 2000, and had not expired on or before July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 14, 2017. If a final map has not been recorded prior to this date, a fourth extension of time request must be filed 180 days prior to map expiration.

**RECOMMENDATION:**

**APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30760, extending the expiration date to September 14, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**

# TR30760 VICINITY MAP



### Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

### Notes

\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

0 2,173 4,346 Feet

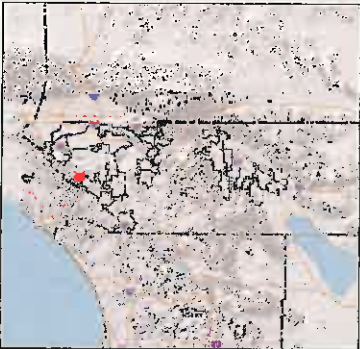
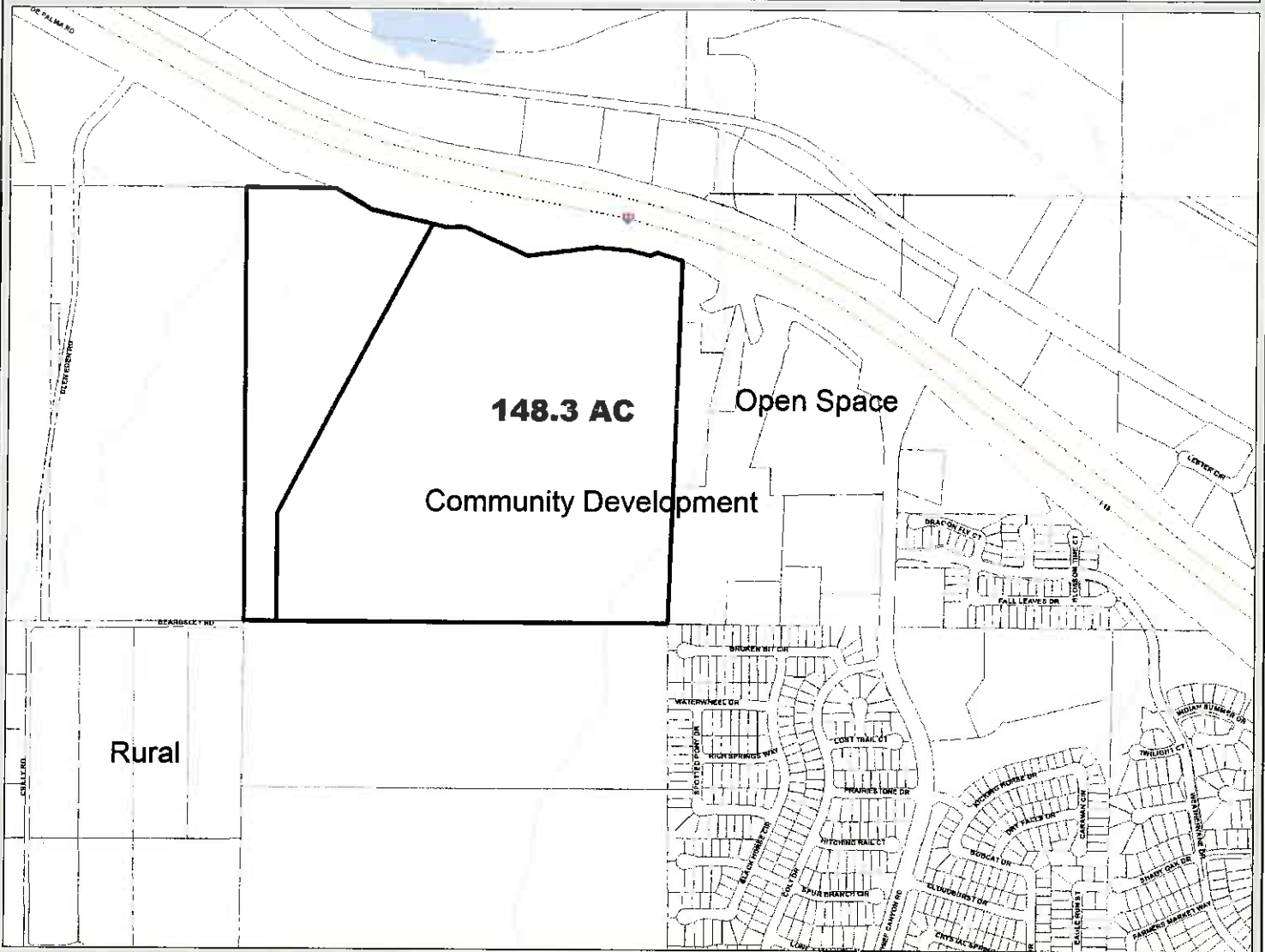
© Riverside County RCIT GIS

REPORT PRINTED ON... 9/28/2016 8:34:28 AM



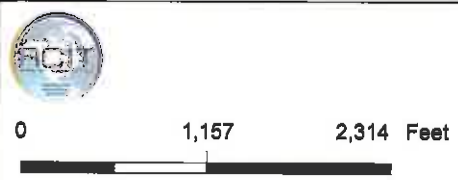
# TR30760

## DEVELOPMENT OPPORTUNITY



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY

**Notes**



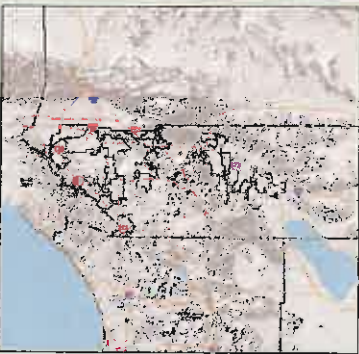
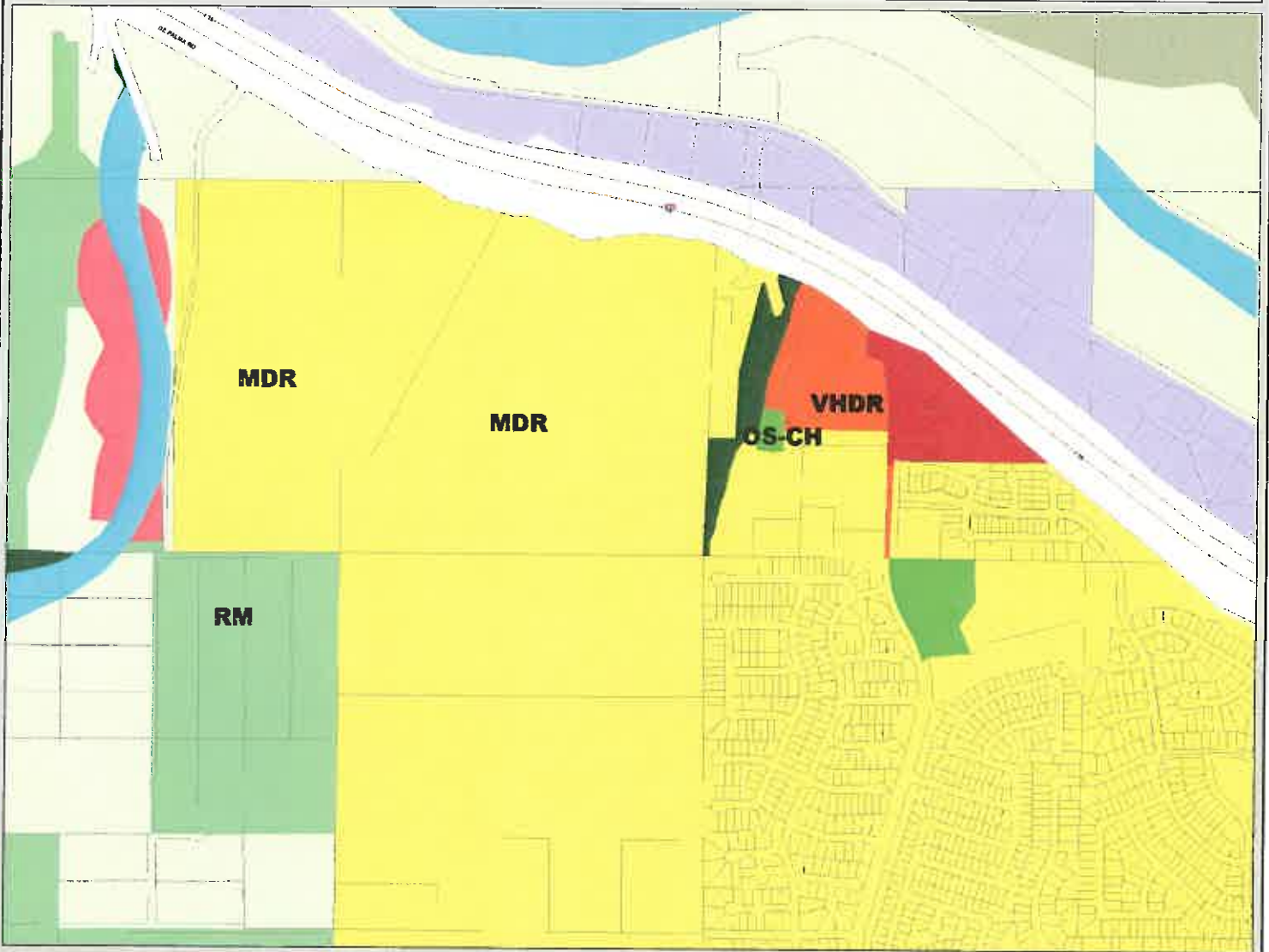
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...9/28/2016 8:57:51 AM

© Riverside County RCIT GIS

# TR30760

## LANDUSE



### Legend

#### Landuse

- Rural Community - Estate Density
- Rural Community - Very Low
- Rural Community - Low Density
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential

- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural
- Water
- Mineral Resources
- Indian Lands

- counties
- cities
- hydrography/lines
- waterbodies
  - Lakes
  - Rivers

### Notes



0 1,351 2,701 Feet



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

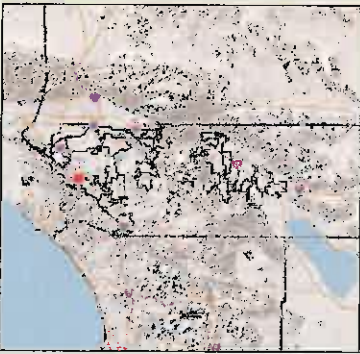
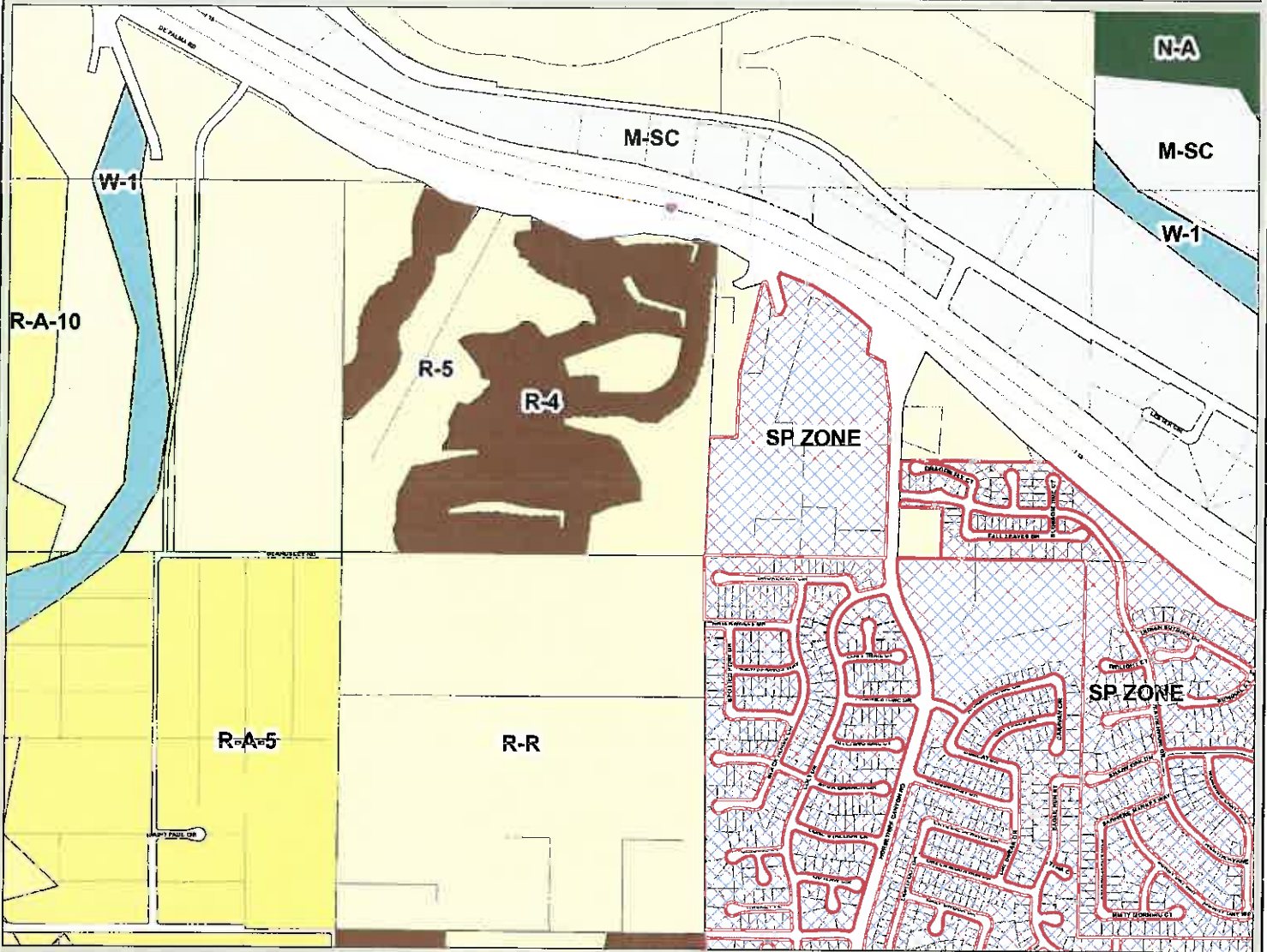
REPORT PRINTED ON... 10/3/2016 1:27:19 PM

© Riverside County RCIT GIS



# TR30760

## ZONING



### Legend

#### Zoning

- <all other values>
- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2

- A-2-5
- A-D
- A-P
- A-P-10
- A-P-2 1/2
- A-P-5
- C-1/C-P
- C-CV
- C-O
- C-P-S

- M-H-5
- M-M
- M-M-3
- M-M-5
- M-R
- M-R-A
- M-SC
- M-SC-1
- M-SC-5
- MS-C

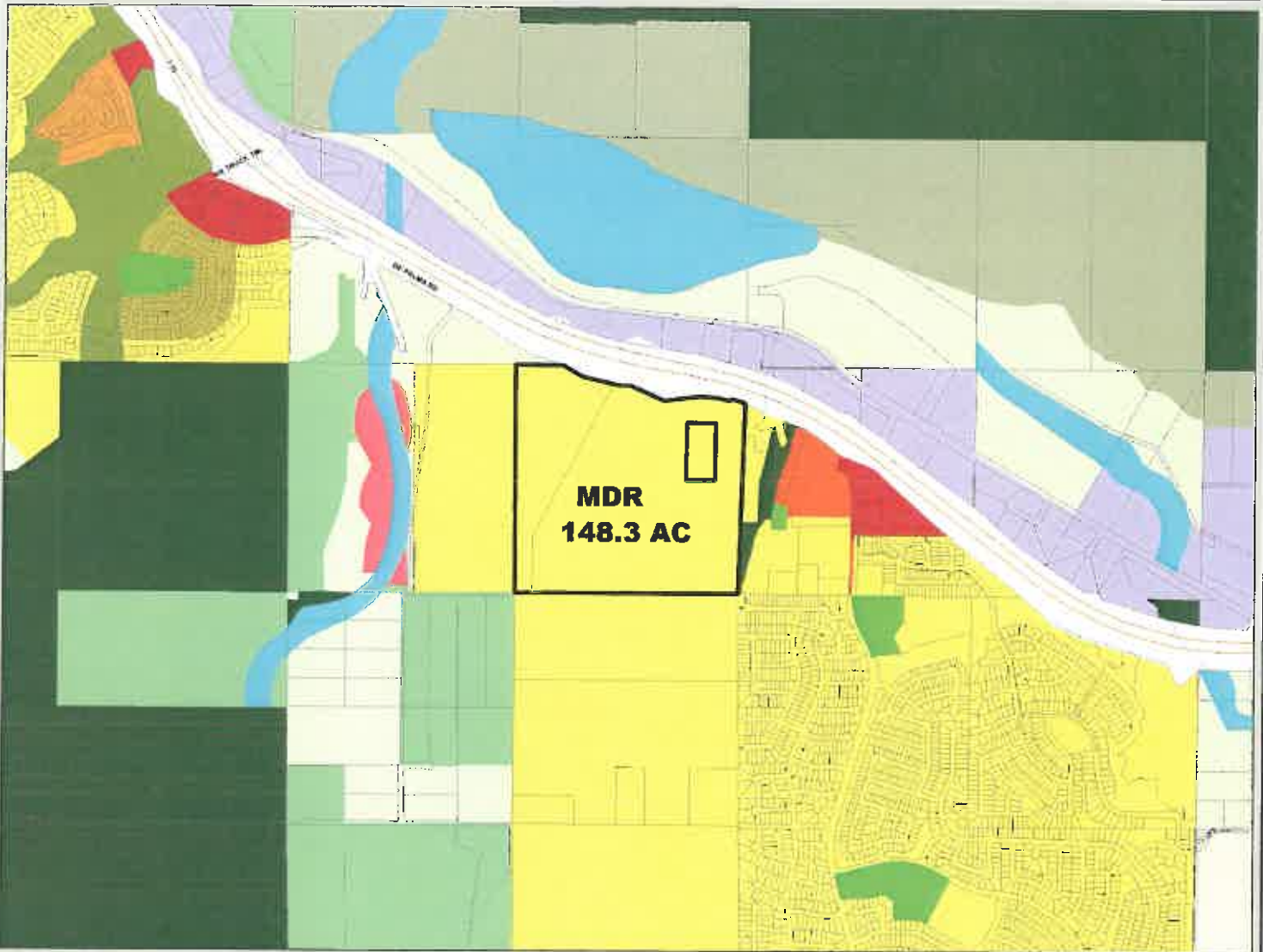
### Notes



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

# TR30760

## General Plan



### Legend

#### Landuse

- Rural Community - Estate Density
- Rural Community - Very Low
- Rural Community - Low Density
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential

- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural
- Water
- Mineral Resources
- Indian Lands

#### roads

- Major Roads
- Arterial
- Collector
- Residential



- counties**
- cities**
- hydrographylines**
- waterbodies**
- Lakes

### Notes



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 10/3/2016 2:40:24 PM

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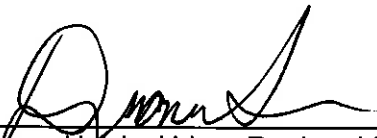
# Extension of Time Environmental Determination

Project Case Number: TR30760  
 Original E.A. Number: EA38823  
 Extension of Time No.: Third  
 Original Approval Date: September 14, 2004  
 Project Location: South of De Palma Road, east of Glen Eden Road and west of Horse Thief Canyon Road.

Project Description: Schedule 'A' subdivision to divide the 148.3-acre site into 285 single-family residential lots with a minimum lot size of 5,000 square feet; three MSHCP open space lots totaling 58.17 acres (Lot 287, 288, & 293); four open space lots totaling 5.14 acres (Lot 286, 289, 291, & 294); a Mountain Avenue Transportation Corridor open space lot totaling 2.91 acres (Lot 295); a 5.71 acre park (Lot 292); a 0.34 acre detention basin (Lot 290); and a 10 to 14 foot wide trail.

On September 14, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature:   
 Dionne Harris, Urban Regional Planner

Date: September 27, 2016  
 For Steve Weiss, Planning Director



September 23, 2016

Dionne Harris  
Urban Regional Planner I  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
PO Box 1409  
Riverside, CA 92502

Subject: Extension of time application for TTM 30760

Dear Mr. Harris;

In response to your email of September 2, 2016, this letter is regarding the additional conditions the County is adding to TTM 30760. Our application (submitted July 20, 2016) for a time extension was heard before the Land Development Committee on August 25, 2016 and the committee recommended the addition of the following five conditions.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT3- SOLID WASTE SERVICE

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 6 EOT3- WATER & SEWER WILL SERVE

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project.

50.E HEALTH. 7 EOT3- PHASE I ESA REQUIRED

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

EPD DEPARTMENT

50.EPD 001 EPD - MSHCP CONSERVATION EOT3

The final map shall clearly depict and state all lands that shall be dedicated for conservation purposes. EPD shall review the final map prior to recordation to verify.

90. PRIOR TO BLDG FINAL INSPECTION BS GRADE DEPARTMENT

90.BS GRADE. 9 EOT3- WQMP ANNUAL INSP FEE

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

These conditions, as stated here, are acceptable. Please conclude the application process with documentation indicating that ITM 30760 is extended to September 9, 2017.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Peter J. Pitassi', with a large, stylized flourish extending to the right.

Peter J. Pitassi, AIA, LEED AP, Senior Vice President  
Community Design and Forward Planning  
Diversified Pacific Communities

TRACT MAP Tract #: TR30760

Parcel: 391-080-007

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5                   EOT3- SOLID WASTE SERVICE                   RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 6                   EOT3- WATER & SEWER WILL SERVE                   RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 7                   EOT3- PHASE I ESA REQUIRED                   RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1                   MAP - MSHCP CONSERVATION EOT3                   RECOMMND

Prior to the issuance of any building permits the areas where salvaged plants were relocated to shall be conveyed to the RCA for permanent conservation. Proof of conveyance must be submitted to EPD for review and approval.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT


90.BS GRADE. 9                   EOT3- WQMP ANNUAL INSP FEE                   RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

1.5

Agenda Item No.  
Area Plan: Eastern Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisorial District: Fourth  
Project Planner: Tim Wheeler  
Planning Commission Hearing: October 19, 2016

TENTATIVE TRACT MAP NO. 33487  
FIRST EXTENSION OF TIME  
Applicant: Kohi Ranch Company, LLC

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 286 gross acres into 879 residential lots consisting of single family homes, open space, and recreational facilities including a lake. The subdivision includes 10 separate phases.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### **REQUEST:**

**FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33487**

### **BACKGROUND:**

The Tentative Tract Map was originally approved at Planning Commission on April 11, 2011. It proceeded to the Board of Supervisors along with Change of Zone 7742 and Specific Plan No. 303 Amendment No. 2 and all cases were approved by The Board on June 7, 2011.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of four (4) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.



The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated June 30, 2016) indicating the acceptance of the four (4) recommended conditions.

### **FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 7, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

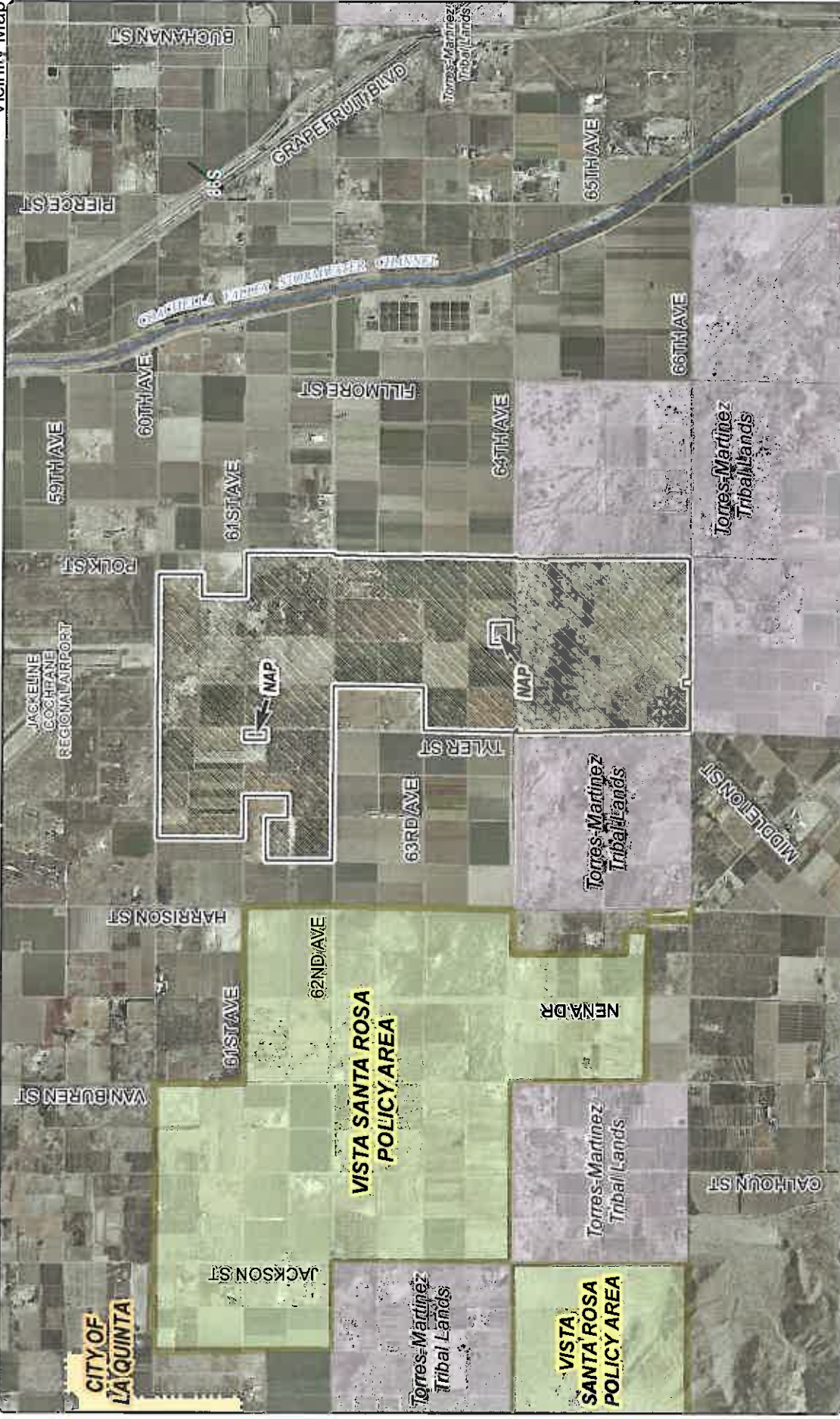
### **RECOMMENDATION:**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33487**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 7, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**SP00303A2 CZ07742**  
**VICINITY/POLICY AREAS**

Supervisor Benoit  
 District 4

Date Drawn: 3/14/11  
 Vicinity Map



Zoning Area: Lower Coachella Valley  
 Township/Range: T6SR8E - T7SR8E  
 Section: 32 & 33 - 4 & 9

Assessors Bk. Pg. 951-03, 04, 07 & 959-13 thru 19  
 Thomas Bros. Pg. 5591 F4  
 Edition 2009

0 2,500 5,000 10,000 15,000 Feet

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 types 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) 955-5200 (Western County), or in Indio at (760) 863-9277 (Eastern County) or website at <http://www.indio.ca.us/index.html>

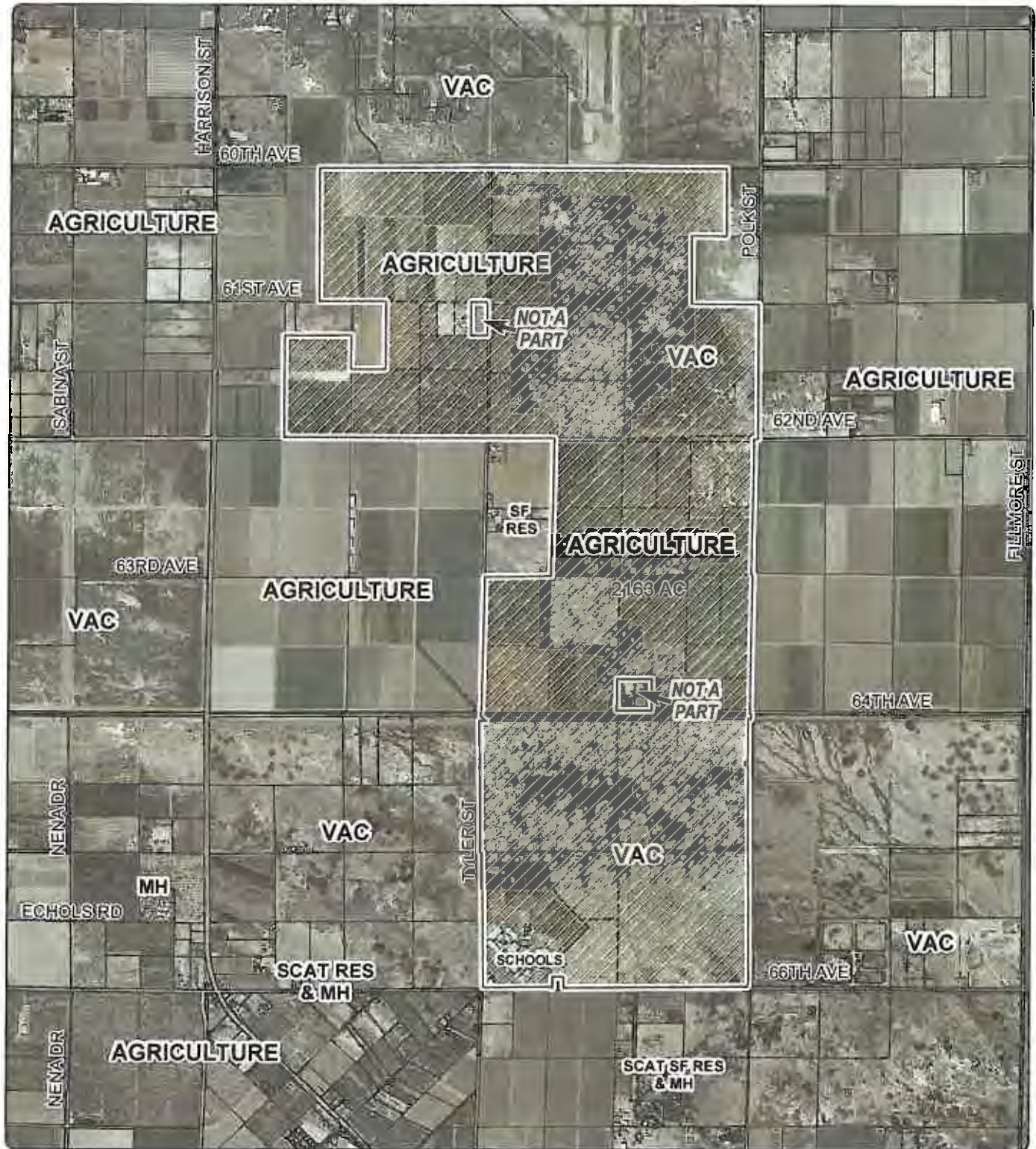
RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00303A2 CZ07742

Supervisor Benoit  
District 4

LAND USE

Date Drawn: 3/14/11  
Exhibit 1



Zoning Area: Lower Coachella Valley  
Township/Range: T6SR8E - T7SR8E  
Section: 32 & 33 - 4 & 9

Assessors Bk. Pg. 951-03, 04, 07 & 959-13 thru 19  
Thomas Bros. Pg. 5591 F4  
Edition 2009



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.lfma.co.riverside.ca.us/index.html>

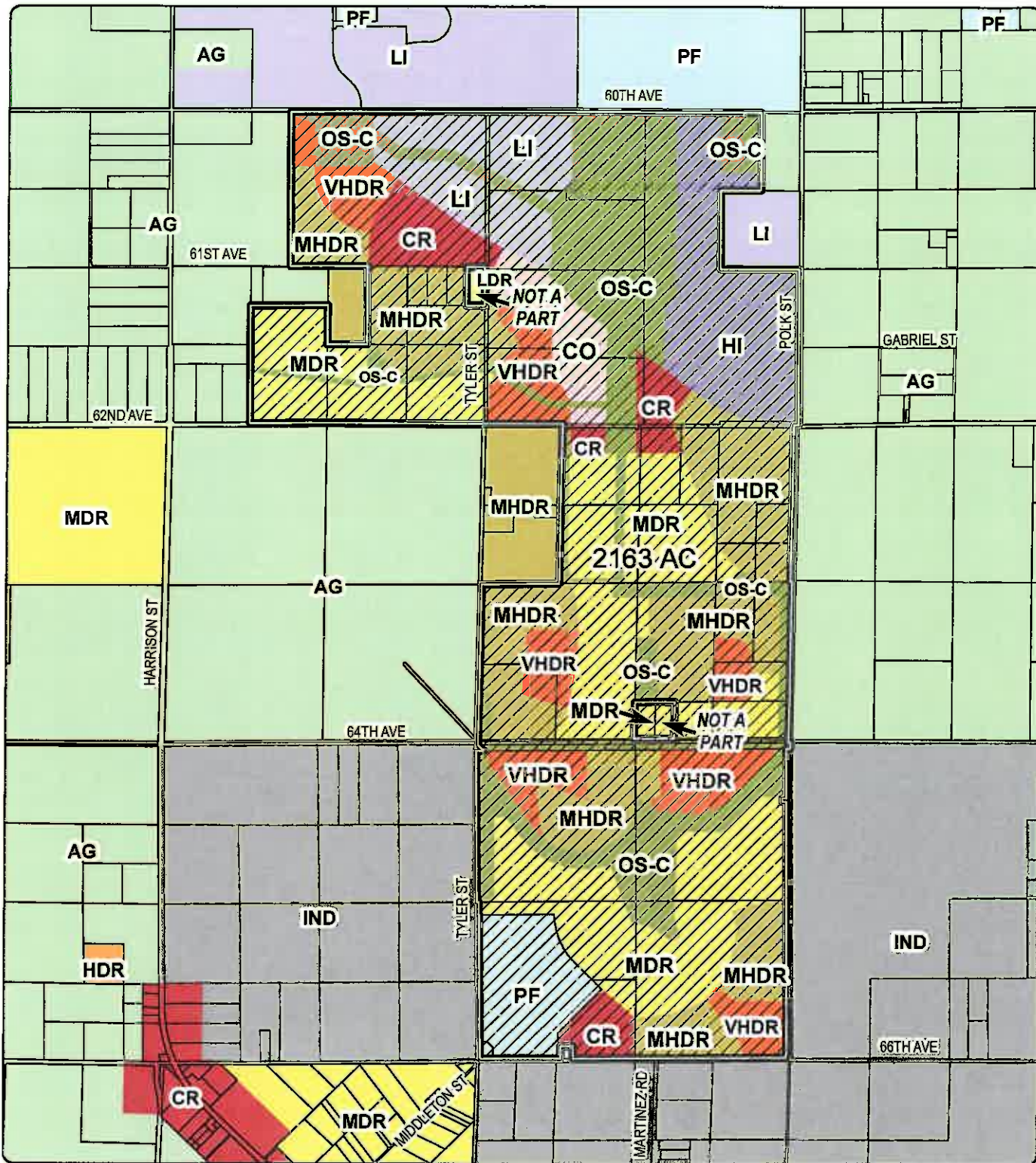
RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00303A2 CZ07742

EXISTING GENERAL PLAN

Supervisor Benoit  
District 4

Date Drawn: 3/14/11  
Exhibit 5



Zoning Area: Lower Coachella Valley  
Township/Range: T6SR8E - T7SR8E  
Section: 32 & 33 - 4 & 9

Assessors Bk. Pg. 951-03, 04, 07 & 959-13 thru 19  
Thomas Bros. Pg. 5591 F4  
Edition 2009



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>



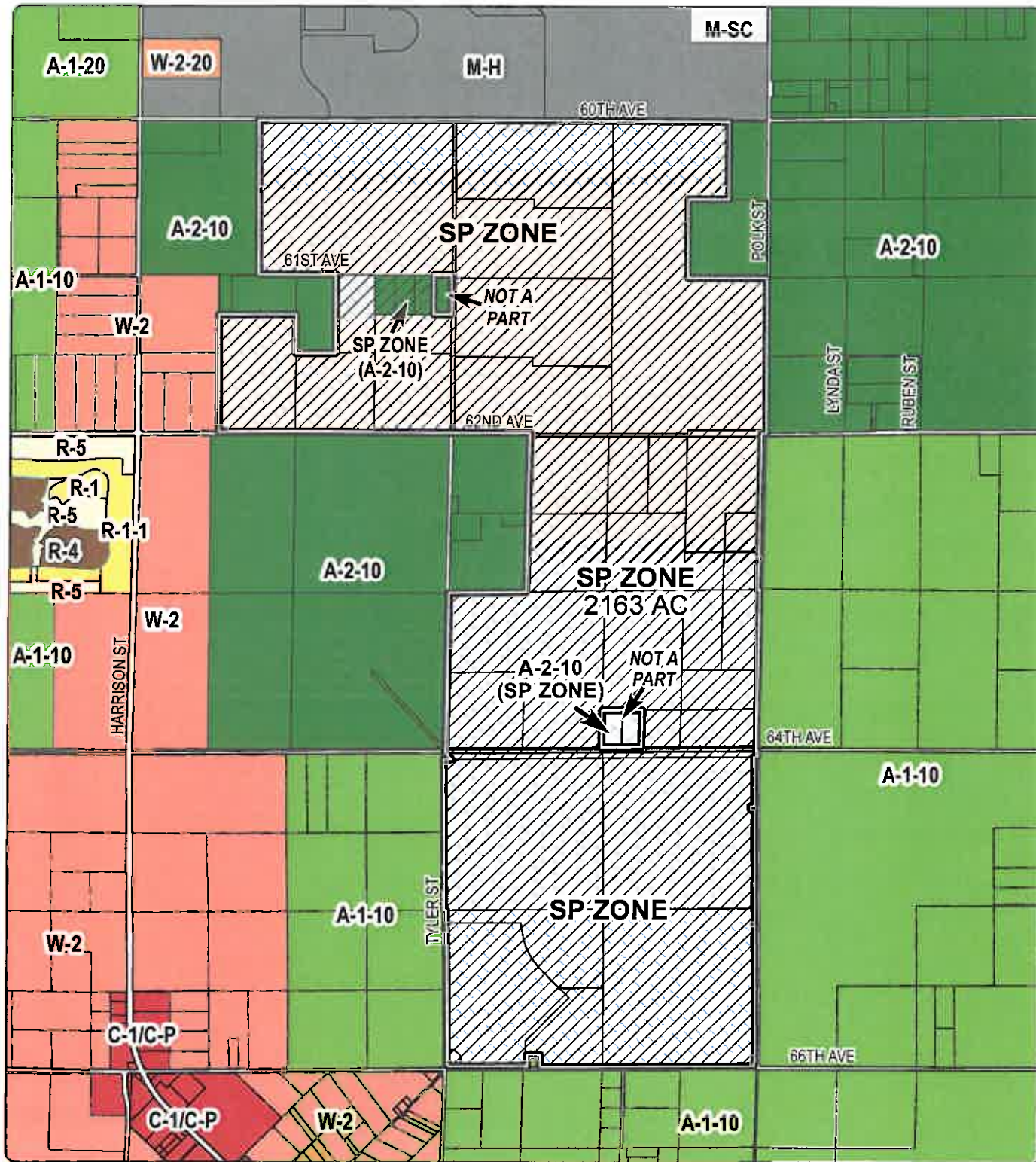
RIVERSIDE COUNTY PLANNING DEPARTMENT

SP00303A2 CZ07742

PROPOSED ZONING

Supervisor Benoit  
District 4

Date Drawn: 3/14/11  
Exhibit 3



Zoning Area: Lower Coachella Valley  
Township/Range: T6SR8E - T7SR8E  
Section: 32 & 33 - 4 & 9

Assessors Bk. Pg. 951-03, 04, 07 & 959-13 thru19  
Thomas Bros. Pg. 5591 F4  
Edition 2009



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.ftma.co.riverside.ca.us/index.html>



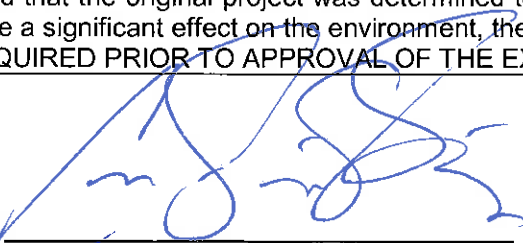
# Extension of Time Environmental Determination

Project Case Number: TR33487  
 Original E.A. Number: EA40361  
 Extension of Time No.: First  
 Original Approval Date: June 7, 2011  
 Project Location: South of 64th Street, East of Tyler Street, and North of 66th Street

Project Description: Schedule A subdivision to divide 286 gross acres into 879 residential lots consisting of single family homes, open space, and recreational facilities including a lake. The subdivision includes 10 separate phases.

On June 7, 2011, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:   
 Tim Wheeler, Urban Regional Planner III

Date: October 5, 2016  
 For Steve Weiss, Planning Director

**Kohl Ranch Company, LLC  
11990 San Vicente Boulevard, Suite 200  
Los Angeles, California 90049**

To: Tim Wheeler

From: Stephanie Cohen

Date: June 30, 2016

Re: First Extension of Time Request for Tentative Tract Map TR33487

Mr. Wheeler:

I am the applicant for the EOT Case TR33487. I accept the following conditions of approval associated with this Extension of Time Request.

1. HEALTH DEPARTMENT  
50-E HEALTH.2 – EOT 1 Water & Sewer Will Serve  
50-E HEALTH.3 – EOT 1 Noise Study Required  
50-E HEALTH.4 – EOT 1 Phase I ESA Required
  
2. PRIOR TO BUILDING FINAL INSPECTION  
90-BS-GRADE.9 – EOT 1 IF WQMP Required

KOHL RANCH COMPANY, LLC  
A California limited liability company

By: KF Master Investments, LP  
A California Limited partnership  
Its: Member

By: KFO Capital Management, LLC  
A California limited liability company  
Its: General Partner

By: *Stephanie S. Cohen*  
Stephanie S. Cohen  
Secretary



06/30/16  
12:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33487

Parcel: 751-070-004

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 2                   EOT1- WATER & SEWER WILL SERVE                   RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 3                   EOT1- NOISE STUDY REQUIRED                   RECOMMND

Provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980.

50.E HEALTH. 4                   EOT1- PHASE I ESA REQUIRED                   RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 9                   MAP - IF WQMP REQUIRED                   RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

06/30/16  
12:00

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR33487

Parcel: 751-070-004

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 9

MAP - IF WQMP REQUIRED (cont.)


RECOMMND

4.The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

1.6  
Agenda Item No.  
Area Plan: Harvest Valley/Winchester  
Zoning Area: Winchester  
Supervisory District: Third  
Project Planner: Tim Wheeler  
Planning Commission Hearing: October 19, 2016

TENTATIVE TRACT MAP NO. 30807  
THIRD EXTENSION OF TIME  
Applicant: SR Conestoga, LLC c/o Jim Lytle

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 201.67 acres into 206 residential lots and 10 open space lots for Planning Areas 44 and 46 of Specific Plan 293 (Winchester Hills). Planning Areas 44 and 46 allow for a combined total of 523 residential lots. This project proposes 317 fewer lots than permitted in the Specific Plan.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

### REQUEST:

**THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30807**

### BACKGROUND:

The Tentative Tract Map No. 30807 was originally approved at Planning Commission on July 28, 2004. A first Extension of Time was approved at the Planning Commission on February 20, 2008. The second Extension of Time was approved at Planning Commission on October 26, 2011.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of five (5) new conditions of approval in order to be able to make a

W

determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated June 14, 2016) indicating the acceptance of the five (5) recommended conditions.

### **FURTHER PLANNING CONSIDERATIONS:**

**EFFECT OF Senate Bill No. 1185 (SB1185):** On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

**EFFECT OF Assembly Bill No. 333 (AB333):** On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

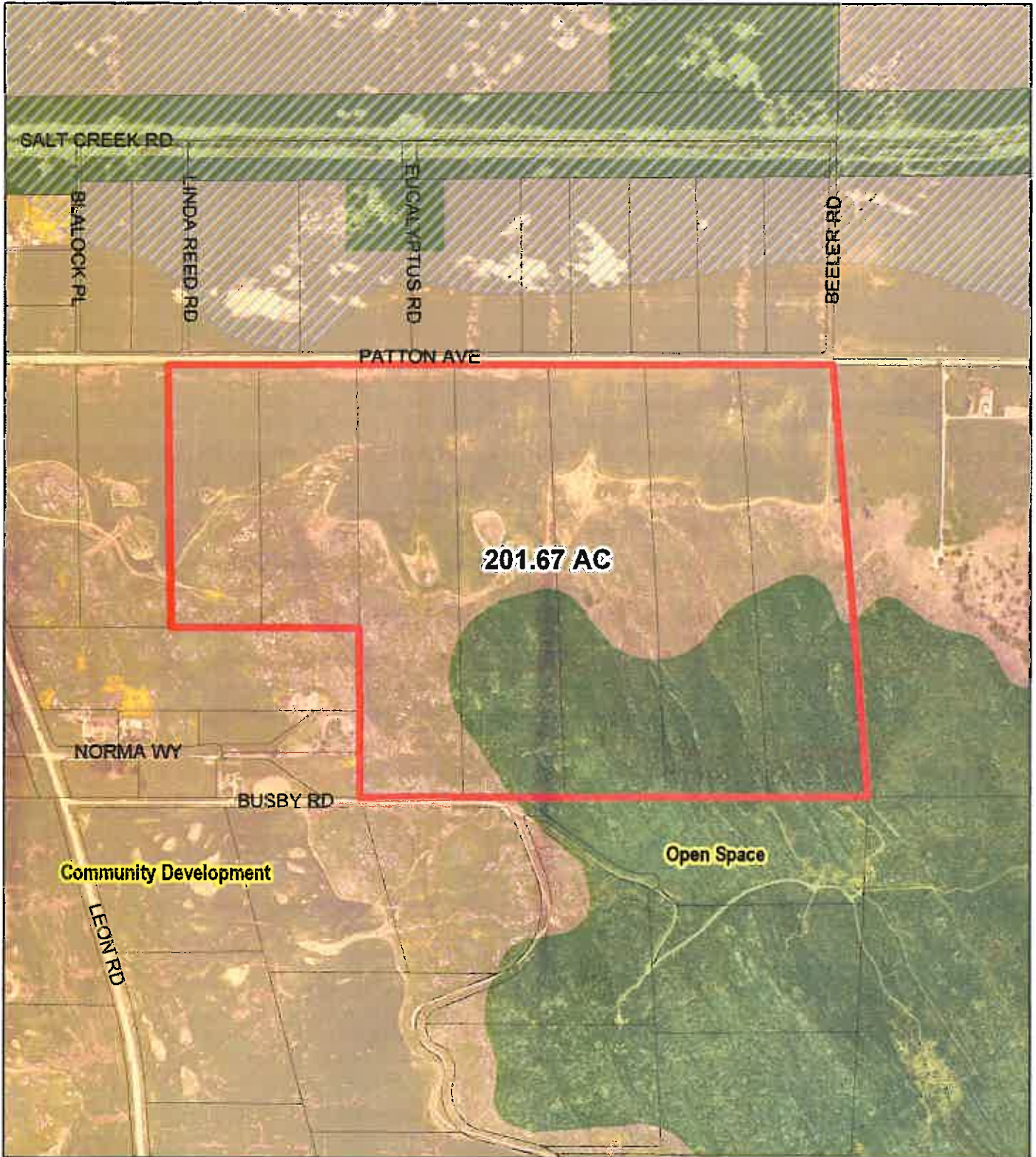
**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

**EFFECT OF Assembly Bill No. 116 (AB116):** On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become July 28, 2017. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

### **RECOMMENDATION:**

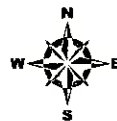
**APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30807, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 28, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

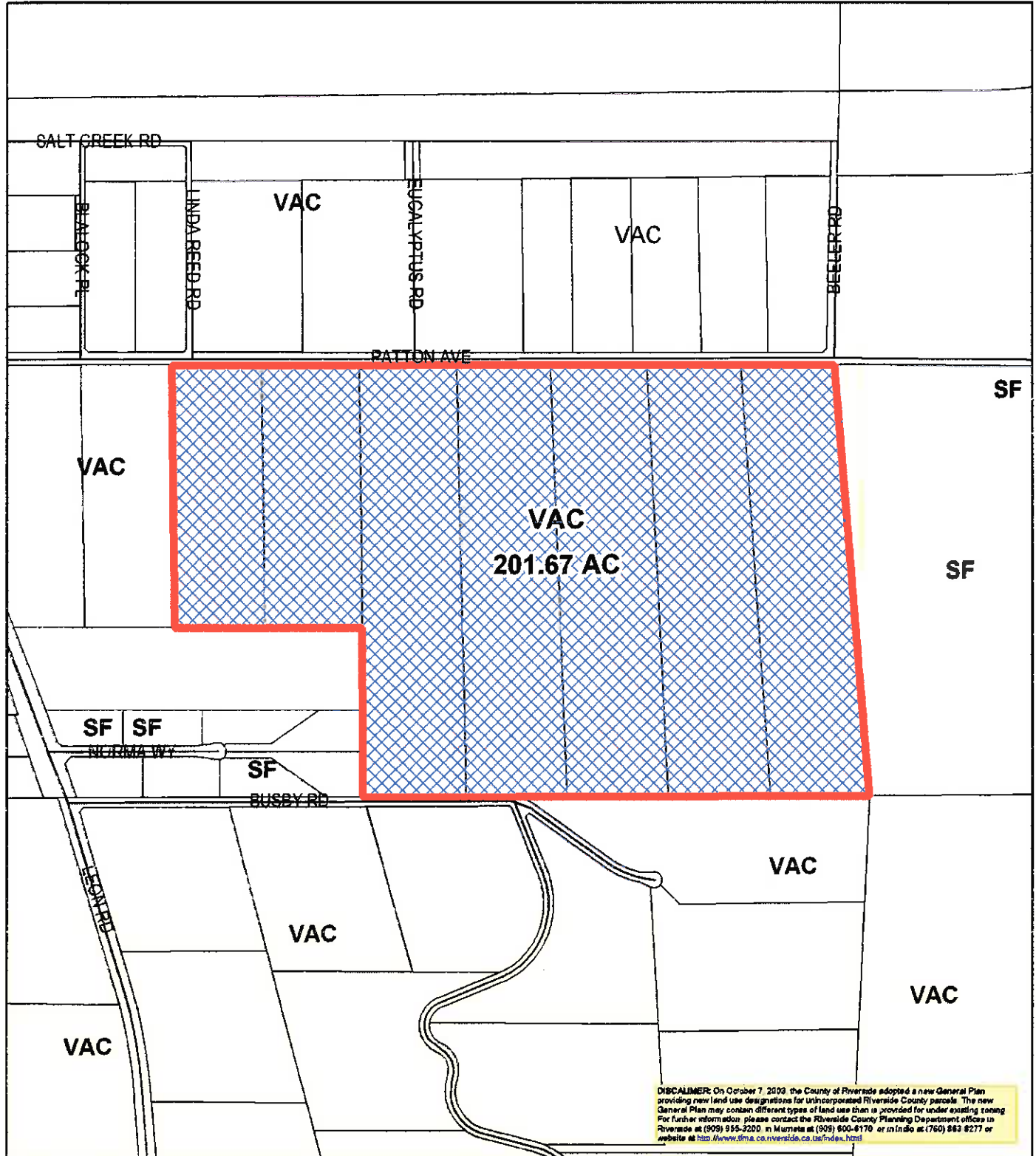
Area  
Plan: **Winchester**

Township/Range: **T5SR2W**  
SECTION: **32**



ASSESSORS **461-19**  
BK. PG.

THOMAS **869 C1**  
BROS.PG



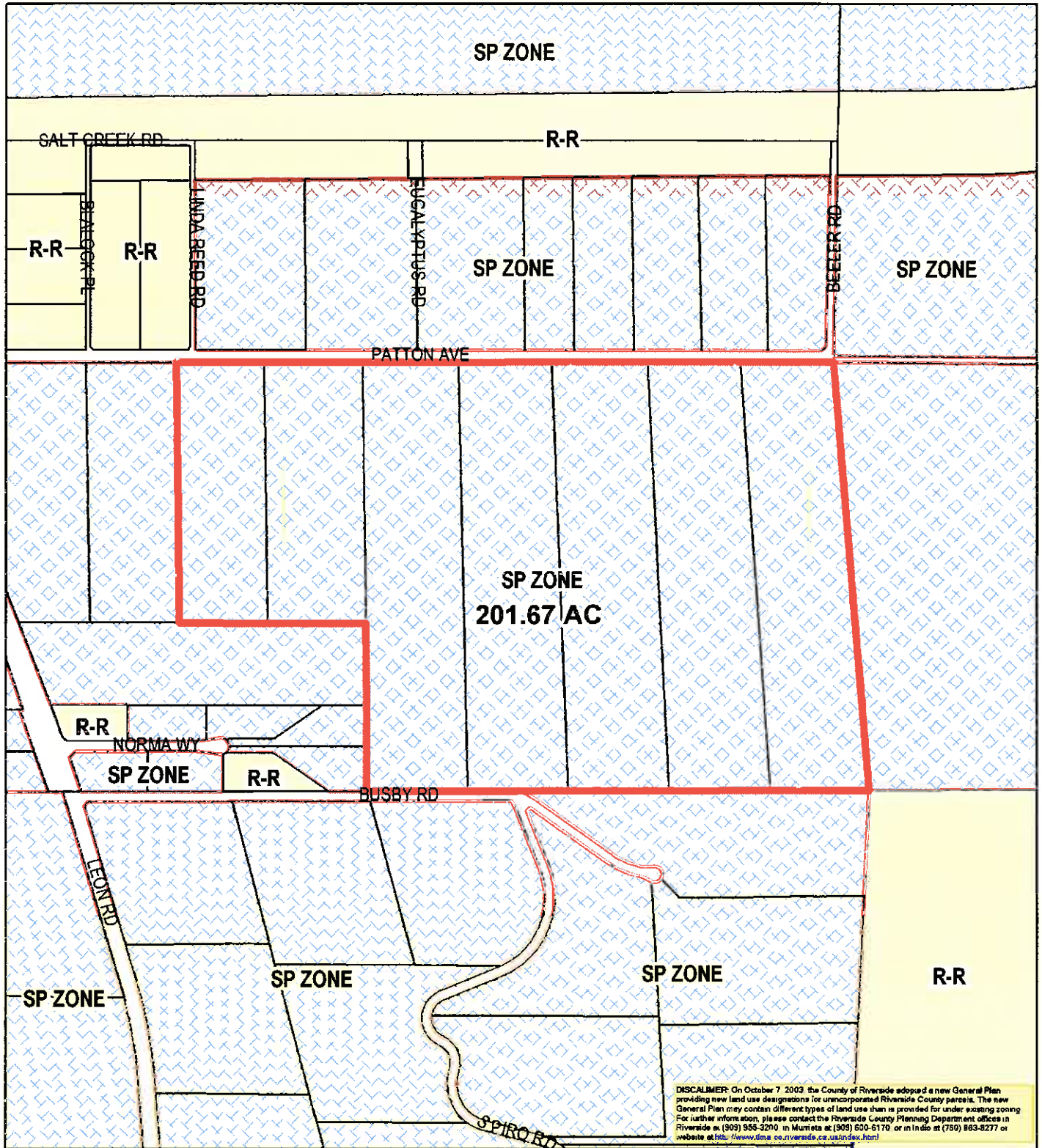
DISCLAIMER: On October 7, 2003 the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 in Murietta at (951) 600-6170 or in Indio at (760) 863-8277 or website at <http://www.sfm.a.ca.riverside.ca.us/rvindex.html>

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: **Winchester**  
 Township/Range: T5SR2W  
 Section : 32

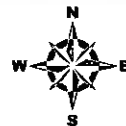


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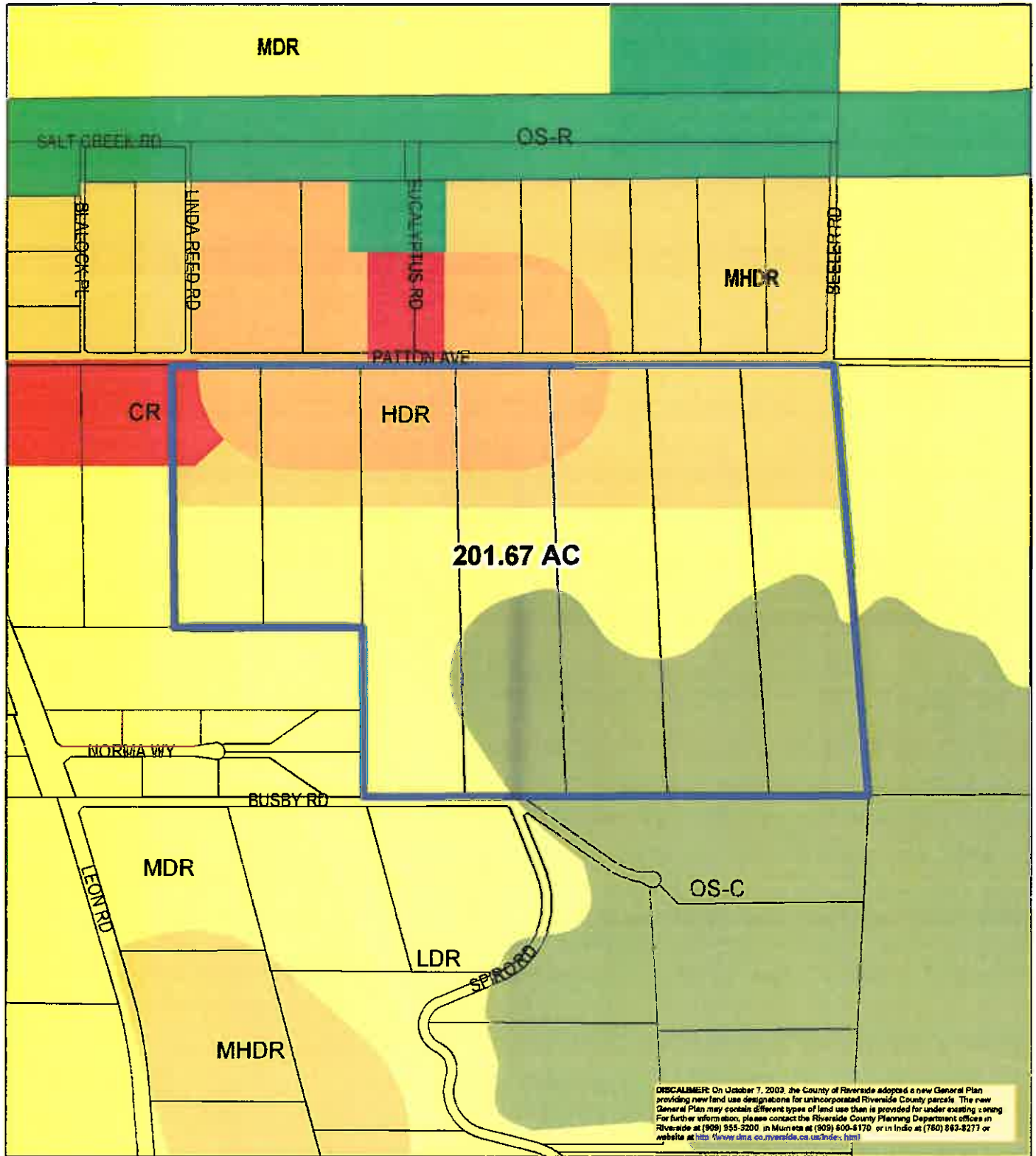


**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: **Winchester**  
 Township/Range: T5SR2W  
 Section : 32



**ASSESSORS**  
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**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: **Winchester**  
 Township/Range: **T5SR2W**  
 Section : 32



ASSESSORS  
 BK. PG. 461-19  
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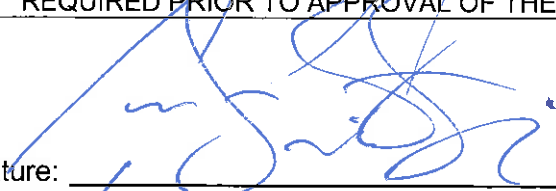
# Extension of Time Environmental Determination

Project Case Number: TR30807  
 Original E.A. Number: EA38777  
 Extension of Time No.: Third  
 Original Approval Date: July 28, 2004  
 Project Location: East of Leon Road, West of State Highway 79 and South of Domenigoni Parkway. \_\_\_\_\_

Project Description: Schedule A - subdivide 201.67 acres into 206 residential lots and 10 open space lots for Planning Areas 44 and 46 of Specific Plan 293 (Winchester Hills). Planning Areas 44 and 46 allow for a combined total of 523 residential lots. This project proposes 317 fewer lots than permitted in the Specific Plan.

On July 28, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature:   
 \_\_\_\_\_  
 Tim Wheeler, Urban Regional Planner III

Date: October 5, 2016  
 \_\_\_\_\_  
 For Steve Weiss, Planning Director



To: Tim Wheeler  
 From: Jim Lytle  
 Date: June 14, 2016  
 Re: Acceptance of EOT-3 Conditions of Approval for CASE TR30807

Mr. Wheeler:

I am the applicant for the EOT Case TR30807. I accept the following conditions of approval associated with this Extension of Time Request.

1. Prior to Map Recordation  
 [REDACTED]  
 50-E HEALTH.7 – EOT 3 Water & Sewer Will Serve  
 50-E HEALTH.8 – EOT 3 Phase I ESA Required
2. Prior to Grading Permit – Issuance  
 60-BS-GRADE.16 – EOT 3 MAP Approved WQMP  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]  
 60-EPD.2 – EOT 3 MBTA SURVEY
3. Prior to Building Permit - Issuance  
 [REDACTED]  
 [REDACTED]
4. Prior to Building Final Inspection  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]  
 90-BS-GRADE.14 – EOT 3 MAP IF WQMP Required

Regards,



Jim Lytle

10/05/16  
13:18

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30807

Parcel: 461-190-047

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7                    EOT3- WATER & SEWER WILL SERVE                    RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 8                    EOT3- PHASE I ESA REQUIRED                    RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 16                    MAP - EOT3 APPROVED WQMP                    RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

EPD DEPARTMENT

60.EPD. 2                    EPD - EOT3 MBTA SURVEY                    RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days

10/05/16  
13:18

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR30807

Parcel: 461-190-047

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2                      EPD - EOT3 MBTA SURVEY (cont.)                      RECOMMND

prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 14                      MAP - EOT3 IF WQMP REQUIRED                      RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

10/05/16  
13:18

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR30807

Parcel: 461-190-047

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 14 MAP - EOT3 IF WQMP REQUIRED (cont.)


RECOMMND

4.The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

Agenda Item No.: 2.1  
Area Plan: Southwest  
Supervisorial District: First  
Project Planner: John Earle Hildebrand III

General Plan Amendment No. 1167  
Property Owner: Beresford Properties, Inc.  
Engineer/Representative: Eric Ruby

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1167 is a General Plan Regular Foundation Component Amendment to change an approximate 6 acre portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan, on 29 parcels, totaling approximately 573 gross acres. In addition, the applicant is requesting a General Plan Policy Amendment to the Walker Basin Policy Area, to allow for the implementation of commercial uses. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

**LOCATION:** East of Carancho Road, North of Calle Nuevo, west of El Chaval Place, and south of Calle Capistrada

**PROJECT APNs:** 935-370-005, 935-370-007, 935-370-008, 935-007-009, 935-370-010, 035-370-011, 935-370-0129, 935-370-013, 935-370-014, 935-370-015, 935-370-016, 935-370-017, 935-370-018, 935-370-019, 935-370-020, 935-370-021, 935-370-022, 935-370-023, 935-370-024, 935-370-025, 935-370-026, 935-370-027, 935-370-028, 935-370-029, 935-370-030, 935-370-031, 935-370-032, 935-370-033, and 935-370-034.

**GENERAL PLAN INITIATION PROCESS (GPIP):** Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

**JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED:** 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. Article II, Section 2.5 of Ordinance No.

348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation (“GPIP”) process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

The proposed project includes a Specific Plan for a 573.09 acre area in the Walker Basin Policy Area within the Southwest Area Plan. The site is located within the Southwest Area Plan, the Santa Rosa Plateau/De Luz community, and the Walker Basin Policy Area. The Walker Basin Policy Area includes unique policies and provisions to guide future development of the project area. In particular, the following provision establishes the basis for the preparation of the Walker Hills Specific Plan.

*“The property’s specific plan designation was repealed, and the site’s general plan designation was amended to 5-acre minimum for the 385 acre residential portion of the site, and to Open Space Recreation for the golf course. Within this policy area, the County of Riverside may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application and may consider an increase in density of up to 25% above the maximum density allowed by the site’s existing general plan designation, provided that the WHSP is consistent with the applicable policies of the Walker Basin Policy Area and Southwest Area Plan.”*

In accordance with General Plan policy LU1.11 and the policies and precedents established by the Southwest Area Plan and corresponding Walker Basin Policy Area, the proposed Walker Hills Specific Plan does not constitute a “foundation-level” change and therefore is not subject to the eight-year Foundation General Plan Amendment cycles. The requested General Plan Amendment is a procedural action necessary to formalize the designation of the Specific Plan area. Upon adoption, the General Plan would be amended to designate the entire specific plan area as Community Development Specific Plan.

**Related Project Applications:**

The following case files are being processed in conjunction with this General Plan Amendment request:

- SP – 00393
- EIR – number to be assigned
- Change of Zone – number to be assigned
- TTM 36550

The following case files are related to the project site, but are being processed separately:

- TTM 36517
- TTM 36549

The following are historical cases related to the project site:

- Resolution No. 2003-184, 2003-373 and Ordinance 348.4116 – rescinded Specific Plan No. 172
- Resolution No. 2015-116 – General Plan Amendment to reclassify/reduce road widths to meet rural standards

**Area Plan Amendments:**



*Area Plan Map proposed for amendment: Southwest Area Plan*

*Existing designation: Walker Basin Policy Area, Rural Mountainous and Open Space Recreation*

*Proposed Designation: Walker Hills Specific Plan – Community Development Specific Plan*

*Justification:* The requested General Plan Amendment is a procedural action necessary to formalize the designation of the Specific Plan area. Upon adoption, the General Plan would be amended to designate the entire specific plan area as Community Development Specific Plan.

amended from OS- Recreation and R- Rural Mountainous to Split Foundation Specific Plan to include Rural Mountainous (R:RM), Open Space: Recreation (OS:R) and Community Development: Commercial Retail (CD:CR). The Specific Plan has been prepared consistent with the policies and intent of the Walker Basin Policy Area, Southwest Area Plan and General Plan.

### **Policy Amendments:**

#### Existing Policy:

“The Walker Basin Policy Area is located within the Santa Rosa Plateau/De Luz Policy Area and is subject to the policies for that area, as specified above. This area was previously included in a specific plan approved in the 1980s for a residential development with a golf course. While the golf course was developed, the residential development did not occur. On July 15, 2003, to ensure that future development of the property would be consistent with the character of the surrounding area, would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site, the property's specific plan designation was repealed, and the site's general plan designation was amended to 5-acre minimum for the 385-acre residential portion of the site, and to OpenSpace Recreation for the golf course area. Within this policy area, the County of Riverside may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application, and may consider an increase in density of up to 25% above the maximum density allowed by the site's existing general plan designation, provided that the criteria specified below are met.”

#### Proposed Policy:

“The Walker Basin Policy Area is located within the Santa Rosa Plateau/De Luz Policy Area and is subject to the policies for that area, as specified above. This area was previously included in a specific plan approved in the 1980s for a residential development with a golf course. While the golf course was developed, the residential development did not occur. On July 15, 2003, to ensure that future development of the property would be consistent with the character of the surrounding area, would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site, the property's specific plan designation was repealed, and the site's general plan designation was amended to 5-acre minimum for the 385-acre residential portion of the site, and to Open Space Recreation for the golf course area. Within this policy area, the County of Riverside may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application, and may consider an increase in density of up to 25% above the maximum density allowed by the site's existing general plan designation, provided that the criteria specified below are met. *In 2016, a Specific Plan for the Walker Basin Policy Area was*

*adopted consistent with the provisions for increased density above and consistent with the policies below which were established to preserve the character of the area.”*

*Justification:* The requested General Plan Amendment is a procedural action necessary to formalize the designation of the Specific Plan area. Upon adoption, the General Plan would be amended to designate the entire specific plan area as Community Development Specific Plan. The Specific Plan has been prepared consistent with the policies and intent of the Walker Basin Policy Area, Southwest Area Plan, Santa Rosa Plateau/De Luz area and General Plan.

**GENERAL PLAN ADVISORY COMMITTEE ACTION:** This application was considered by the General Plan Advisory Committee (“GPAC”) during a public meeting on August 18, 2016 and was unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting, the members discussed the project site and area in general. Noting a lack of commercial services, the GPAC felt that a small commercial area within the community would be appropriate to support the potential future residential growth in the area.

**PROJECT SITE INFORMATION:**

- |   |  |
|---|--|
| 1. Existing Foundation Component:         | Open Space (OS)  |
| 2. Proposed Foundation Component:         | Community Development (CD)   |
| 3. Existing General Plan Designation:     | Recreation (R)   |
| 4. Proposed General Plan Designation:     | Commercial Retail (CR)   |
| 5. Surrounding General Plan Designations: | North, South, East, and West – Open Space:<br>Recreation and Rural: Rural Mountainous                    |
| 6. Existing Zoning Classification:        | R-5 (Rural Residential)  |
| 7. Surrounding Zoning Classifications:    | North and West – R-R (Rural Residential),<br>South and East – M-SC (Manufacturing-Service<br>Commercial) |
| 8. Existing Land Use:                     | Residential, Vacant Land, Golf Course  |
| 9. Surrounding Land Uses:                 | Residential, Vacant Land, Golf Course  |
| 10. Project Size (Gross Acres):           | Approximate 6 acre portion of 573 total acres  |

**RECOMMENDATION:** Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1167 and seeks comments from the Planning Commission on the amendment which will be provided to the Board of Supervisors. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
  - a. A City sphere of influence; or

- b. An airport influence area; or
  - c. A special flood hazard area; or
  - d. Agricultural preserve; or
  - e. A half-mile of a fault line or fault zone.
3. The project site is located within:
- a. A MSHCP criteria cell; and
  - b. The Santa Rosa Plateau and Walker Basin Policy Areas; and
  - c. A low to moderate liquefaction area; and
  - d. A susceptible subsidence area; and
  - e. A very high, high, and moderate fire hazard areas; and
  - f. State Responsibility Area for fire protection service.



**GENERAL PLAN AMENDMENT COMMITTEE  
MINUTE ORDER  
AUGUST 18, 2016**

**I. AGENDA ITEM 3.1**

**GENERAL PLAN AMENDMENT NO. 1167 (Foundation and Entitlement/Policy) –** APPLICANT: Beresford Properties, LLC – ENGINEER/REPRESENTATIVE: Environmental Science Associates – First Supervisorial District – Southwest Area Plan – Santa Rosa Plateau Policy Area and Walker Basin Policy Area – Rancho California Zoning Area – ZONE: Residential Agriculture (R-A-5) and Open Area Combining Zone-Residential Development (R-5) – LOCATION: East of Carancho Road, North of Calle Nuevo, west of El Chaval Place, and south of Calle Capistrada – PROJECT SIZE: 573 gross acres – **REQUEST:** Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan, on 29 parcels, totaling approximately 573 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 935-370-005, 935-370-007, 935-370-008, 935-370-009, 935-370-010, 935-370-011, 935-370-012, 935-370-013, 935-370-014, 935-370-015, 935-370-016, 935-370-017, 935-370-018, 935-370-019, 935-370-020, 935-370-021, 935-370-022, 935-370-023, 935-370-024, 935-370-025, 935-370-026, 935-370-027, 935-370-028, 935-370-029, 935-370-030, 935-370-031, 935-370-032, 935-370-033, and 935-370-034.

**II. GPAC ACTION:**

Motion by Ms. Kuenzi

Second by Ms. Gutierrez:

All members voted to move this forward (13); there were no nays (0).

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

## NOTICE OF PUBLIC MEETING

**A PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1167 (Foundation and Entitlement/Policy)** – APPLICANT: Beresford Properties, LLC – ENGINEER/REPRESENTATIVE: Environmental Science Associates – First Supervisorial District – Southwest Area Plan – Santa Rosa Plateau Policy Area and Walker Basin Policy Area – Rancho California Zoning Area – ZONE: Residential Agriculture (R-A-5) and Open Area Combining Zone-Residential Development (R-5) – LOCATION: East of Carancho Road, North of Calle Nuevo, west of El Chaval Place, and south of Calle Capistrada – PROJECT SIZE: 573 gross acres – **REQUEST:** Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan, on 29 parcels, totaling approximately 573 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 935-370-005, 935-370-007, 935-370-008, 935-370-009, 935-370-010, 935-370-011, 935-370-012, 935-370-013, 935-370-014, 935-370-015, 935-370-016, 935-370-017, 935-370-018, 935-370-019, 935-370-020, 935-370-021, 935-370-022, 935-370-023, 935-370-024, 935-370-025, 935-370-026, 935-370-027, 935-370-028, 935-370-029, 935-370-030, 935-370-031, 935-370-032, 935-370-033, and 935-370-034.

**TIME OF MEETING:** 9:00am (or as soon as possible thereafter)  
**DATE OF MEETING:** **Wednesday, October 19, 2016**  
**PLACE OF MEETING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

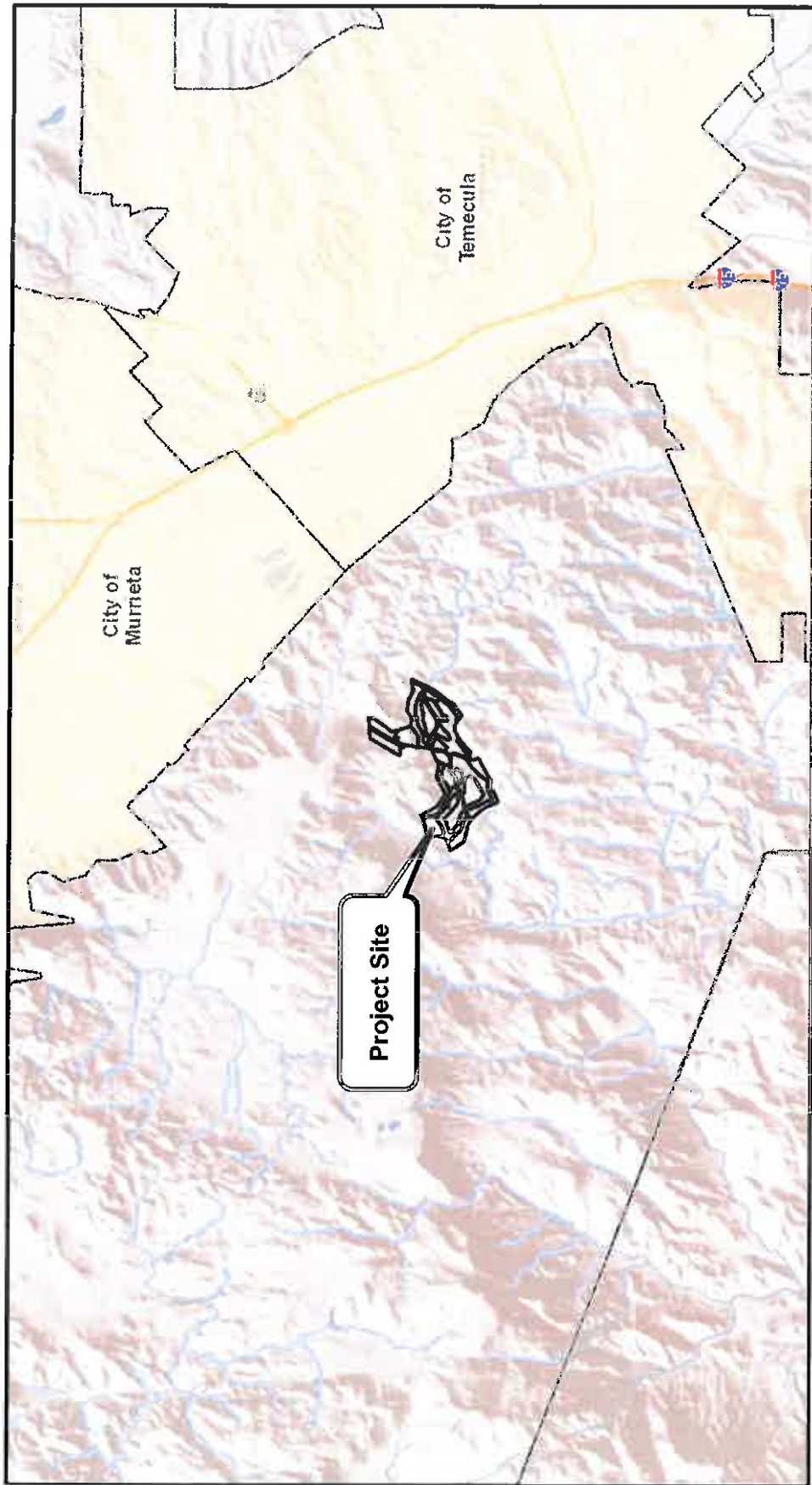
The case file for the proposed project may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the Planning Commission, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Earle Hildebrand III  
P.O. Box 1409, Riverside, CA 92502-1409



**Project Site**

City of  
Murmeta

City of  
Temecula



# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 18, 2016

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**Foundation GPA No.:** 1167  
**Supervisorial District:** First  
**Area Plan:** Southwest  
**Zoning Area/District:** Rancho California Area  
**Property Owner(s):** Kenneth Kai Chang, Beresford Properties, LLC.  
**Project Representative(s):** Eric Ruby, Environmental Science Associates

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**PROJECT DESCRIPTION:** Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan, on 29 parcels, totaling approximately 573 gross acres.

**LOCATION:** East of Carancho Road, North of Calle Nuevo, west of El Chaval Place, and south of Calle Capistrada

**PROJECT APNs:** 935-370-005, 935-370-007, 935-370-008, 935-007-009, 935-370-010, 035-370-011, 935-370-0129, 935-370-013, 935-370-014, 935-370-015, 935-370-016, 935-370-017, 935-370-018, 935-370-019, 935-370-020, 935-370-021, 935-370-022, 935-370-023, 935-370-024, 935-370-025, 935-370-026, 935-370-027, 935-370-028, 935-370-029, 935-370-030, 935-370-031, 935-370-032, 935-370-033, and 935-370-034.



Figure 1: Project Location Map

**PROJECT DETAILS:** This application includes a Foundation General Plan Amendment to change a portion of the site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan, on 29 parcels, totaling approximately 573 gross acres.

The Specific Plan includes the Cross Creek Golf Course in the Walker Basin area and single family residential parcels to be designated Rural: Rural Mountainous (R:RM). A portion of one parcel within the golf course area is proposed to change to Community Development Commercial Retail under this General Plan Foundation Component application, to provide small commercial support services for the golf course and new community.

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:**

**Proposal (detailed of the proposed general plan amendment):**

The proposed project includes a Specific Plan for a 573.09 acre area in the Walker Basin Policy Area within the Southwest Area Plan. The site is located within the Southwest Area Plan, the Santa Rosa Plateau/De Luz community, and the Walker Basin Policy Area. The Walker Basin Policy Area includes unique policies and provisions to guide future development of the project area. In particular, the following provision establishes the basis for the preparation of the Walker Hills Specific Plan.

*“The property’s specific plan designation was repealed, and the site’s general plan designation was amended to 5-acre minimum for the 385 acre residential portion of the site, and to Open Space Recreation for the golf course. Within this policy area, the County of Riverside may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application and may consider an increase in density of up to 25% above the maximum density allowed by the site’s existing general plan designation, provided that the WHSP is consistent with the applicable policies of the Walker Basin Policy Area and Southwest Area Plan.”*

In accordance with General Plan policy LU1.11 and the policies and precedents established by the Southwest Area Plan and corresponding Walker Basin Policy Area, the proposed Walker Hills Specific Plan does not constitute a “foundation-level” change and therefore is not subject to the eight-year Foundation General Plan Amendment cycles. The requested General Plan Amendment is a procedural action necessary to formalize the designation of the Specific Plan area. Upon adoption, the General Plan would be amended to designate the entire specific plan area as Community Development Specific Plan.

**Related Case Files:**

The following case files are being processed in conjunction with this General Plan Amendment request:

- SP – 00393
- EIR – number to be assigned
- Change of Zone – number to be assigned
- TTM 36550



The following case files are related to the project site, but are being processed separately:

- TTM 36517
- TTM 36549

The following are historical cases related to the project site:

- Resolution No. 2003-184, 2003-373 and Ordinance 348.4116 – rescinded Specific Plan No. 172
- Resolution No. 2015-116 – General Plan Amendment to reclassify/reduce road widths to meet rural standards

**Area Plan Amendments:**

*Area Plan Map proposed for amendment:* Southwest Area Plan

*Existing designation:* Walker Basin Policy Area, Rural Mountainous and Open Space Recreation

*Proposed Designation:* Walker Hills Specific Plan – Community Development Specific Plan

*Justification:* The requested General Plan Amendment is a procedural action necessary to formalize the designation of the Specific Plan area. Upon adoption, the General Plan would be amended to designate the entire specific plan area as Community Development Specific Plan. amended from OS- Recreation and R- Rural Mountainous to Split Foundation Specific Plan to include Rural Mountainous (R:RM), Open Space: Recreation (OS:R) and Community Development: Commercial Retail (CD:CR). The Specific Plan has been prepared consistent with the policies and intent of the Walker Basin Policy Area, Southwest Area Plan and General Plan.

**Policy Amendments:**

Existing Policy:

“The Walker Basin Policy Area is located within the Santa Rosa Plateau/De Luz Policy Area and is subject to the policies for that area, as specified above. This area was previously included in a specific plan approved in the 1980s for a residential development with a golf course. While the golf course was developed, the residential development did not occur. On July 15, 2003, to ensure that future development of the property would be consistent with the character of the surrounding area, would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site, the property's specific plan designation was repealed, and the site's general plan designation was amended to 5-acre minimum for the 385-acre residential portion of the site, and to OpenSpace Recreation for the golf course area. Within this policy area, the County of Riverside may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application, and may consider an increase in density of up to 25% above the maximum density allowed by the site's existing general plan designation, provided that the criteria specified below are met.”

Proposed Policy:

“The Walker Basin Policy Area is located within the Santa Rosa Plateau/De Luz Policy Area and is subject to the policies for that area, as specified above. This area was previously included in a specific plan approved in the 1980s for a residential development with a golf course. While the golf course was developed, the residential development did not occur. On July 15, 2003, to ensure that future development of the property would be consistent with the character of the surrounding area, would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site, the property's specific plan designation was repealed, and the site's general plan designation was amended to 5-acre minimum for the 385-acre residential portion of the site, and to Open Space Recreation for the golf course area. Within this policy area, the County of Riverside may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application, and may consider an increase in density of up to 25% above the maximum density allowed by the site's existing general plan designation, provided that the criteria specified below are met. *In 2016, a Specific Plan for the Walker Basin Policy Area was adopted consistent with the provisions for increased density above and consistent with the policies below which were established to preserve the character of the area.*”

*Justification:* The requested General Plan Amendment is a procedural action necessary to formalize the designation of the Specific Plan area. Upon adoption, the General Plan would be amended to designate the entire specific plan area as Community Development Specific Plan. The Specific Plan has been prepared consistent with the policies and intent of the Walker Basin Policy Area, Southwest Area Plan, Santa Rosa Plateau/De Luz area and General Plan.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	573
Number of Parcels:	29
Sphere of Influence:	No
Policy Area:	Yes – Santa Rosa Plateau and Walker Basin Policy Areas
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Rural and Open Space
Proposed Foundation Component:	Community Development, Rural, and Open Space
Existing General Plan Land Use:	Rural Mountainous and Recreation
Proposed General Plan Land Use:	Rural Mountainous, Recreation, and Commercial Retail
<b>Surrounding General Plan Land Use</b>	
North:	Rural Mountainous (RM)

East:	Rural Mountainous (RM)
South:	Rural Mountainous (RM)
West:	Rural Mountainous (RM)
Existing Zoning Classification:	R-5 (Residential) (5 acre-minimum), and R-A-5 (Residential Agriculture) (5 acre minimum)
Change of Zone Required:	SP Zone
<b>Surrounding Zoning Classification</b>	
North:	R-A-5 (Rural Agriculture)
East:	R-A-5 (Rural Agriculture)
South:	R-A-5 (Rural Agriculture)
West:	R-A-5 (Rural Agriculture) and A-1-10 (Light Agricultural)
Existing Development and Use:	Cross Creek Golf Course
<b>Surrounding Development and Use</b>	
North:	Low Density Residential, Light Agriculture
East:	Low Density Residential
South:	Low Density Residential
West:	Low Density Residential, Light Agriculture

**Environmental Information:**

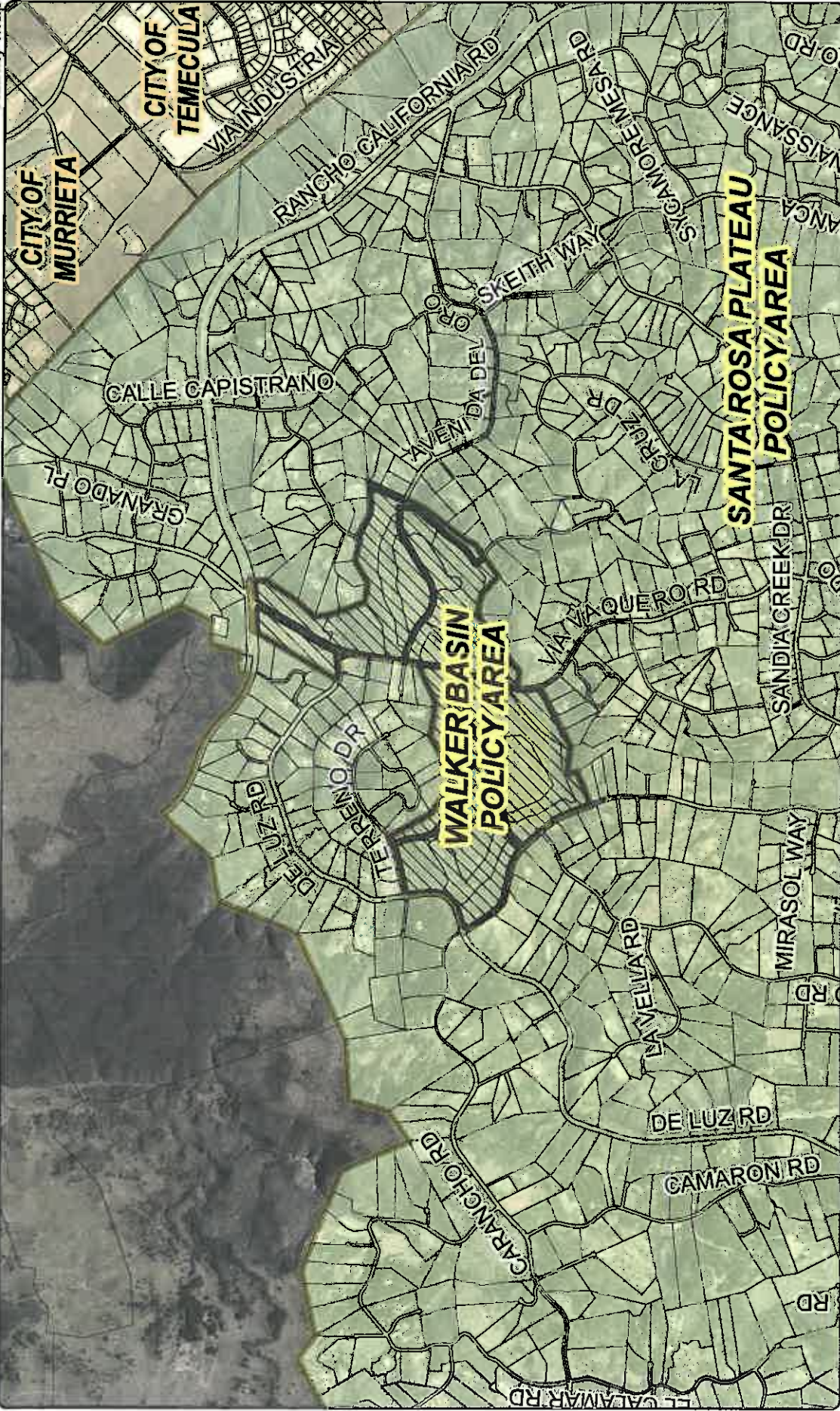
WRCMSHCP Criteria Cell:	<p>The majority of the GPA is located within Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) Criteria Cells. A significant portion of the areas within the Criteria Cells are described for conservation. Conservation in the area will contribute to a proposed constrained wildlife linkage and live in habitat for upland MSHCP species.</p> <p>A portion of the GPA area has been reviewed under two separate HANS cases (02117,02128). The proposed constrained linkage impacts the western and northeastern portions of the GPA area. Upland areas containing Coastal Sage Scrub habitat are also described for conservation within the GPA area. Areas currently not covered by either of the open HANS cases shall be required to go through the HANS process and be compliant with the MSHCP.</p>
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No

RIVERSIDE COUNTY PLANNING DEPARTMENT  
GPA01167

VICINITY/POLICY AREAS

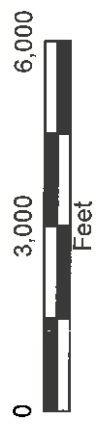
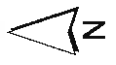
Supervisor: Jeffries  
District 1

Date Drawn: 07/22/2016  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside, along with several other counties, adopted a new General Plan. This plan will be used to guide future development in Riverside County. The plan is subject to change and is not a guarantee of any future action. For further information, please contact the Riverside County Planning Department at (951) 955-3300 (Western County) or in Public Works at (951) 955-4277 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01167

LAND USE

Supervisor: Jeffries  
District 1

Date Drawn: 07/22/2016  
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)963-8277 (Eastern County) or Website <http://planning.scrfma.org>

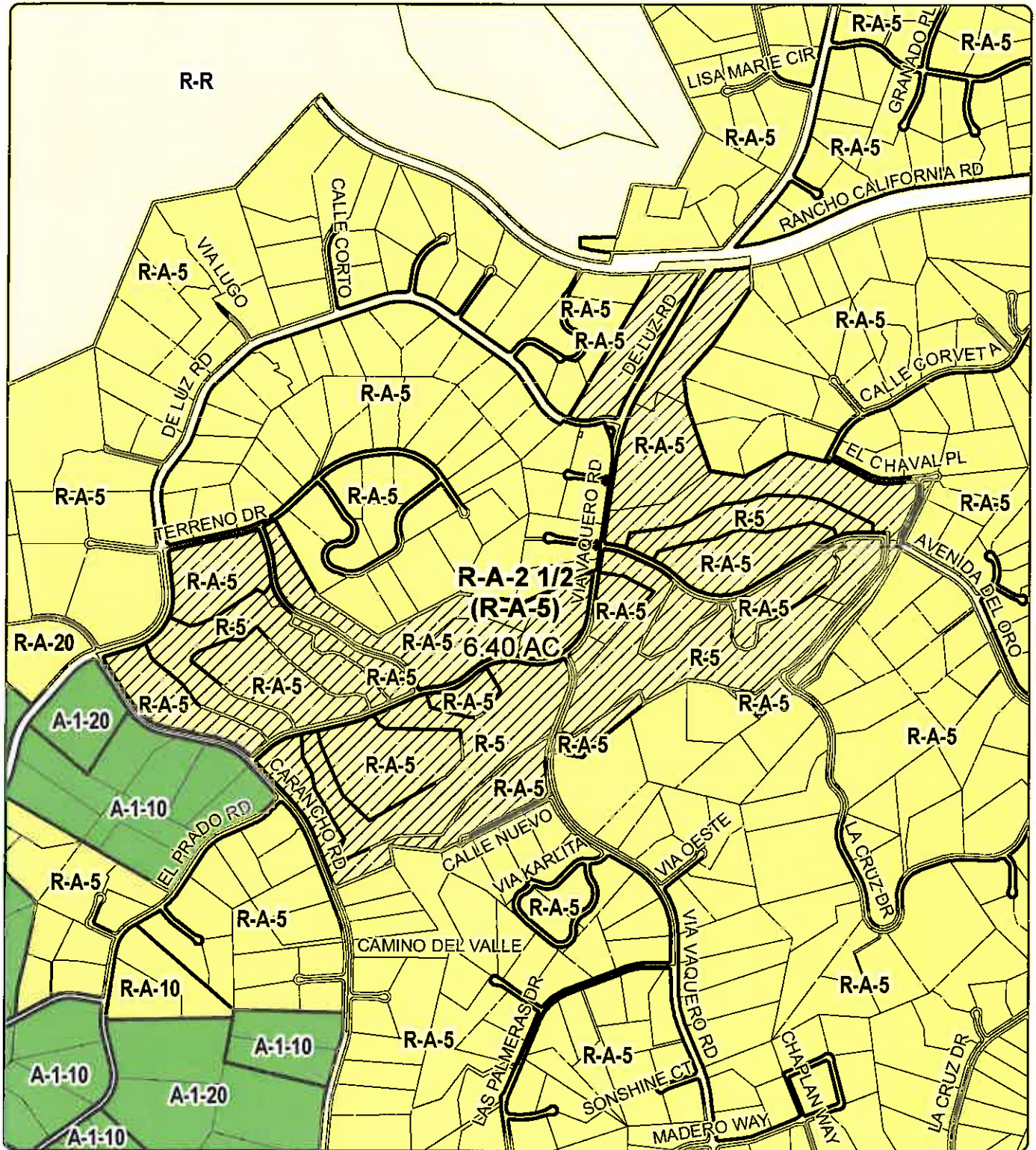
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01167

EXISTING ZONING

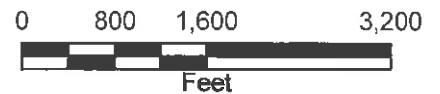
Supervisor: Jeffries  
District 1

Date Drawn: 07/22/2016  
Exhibit 2



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.ctcrlina.org>

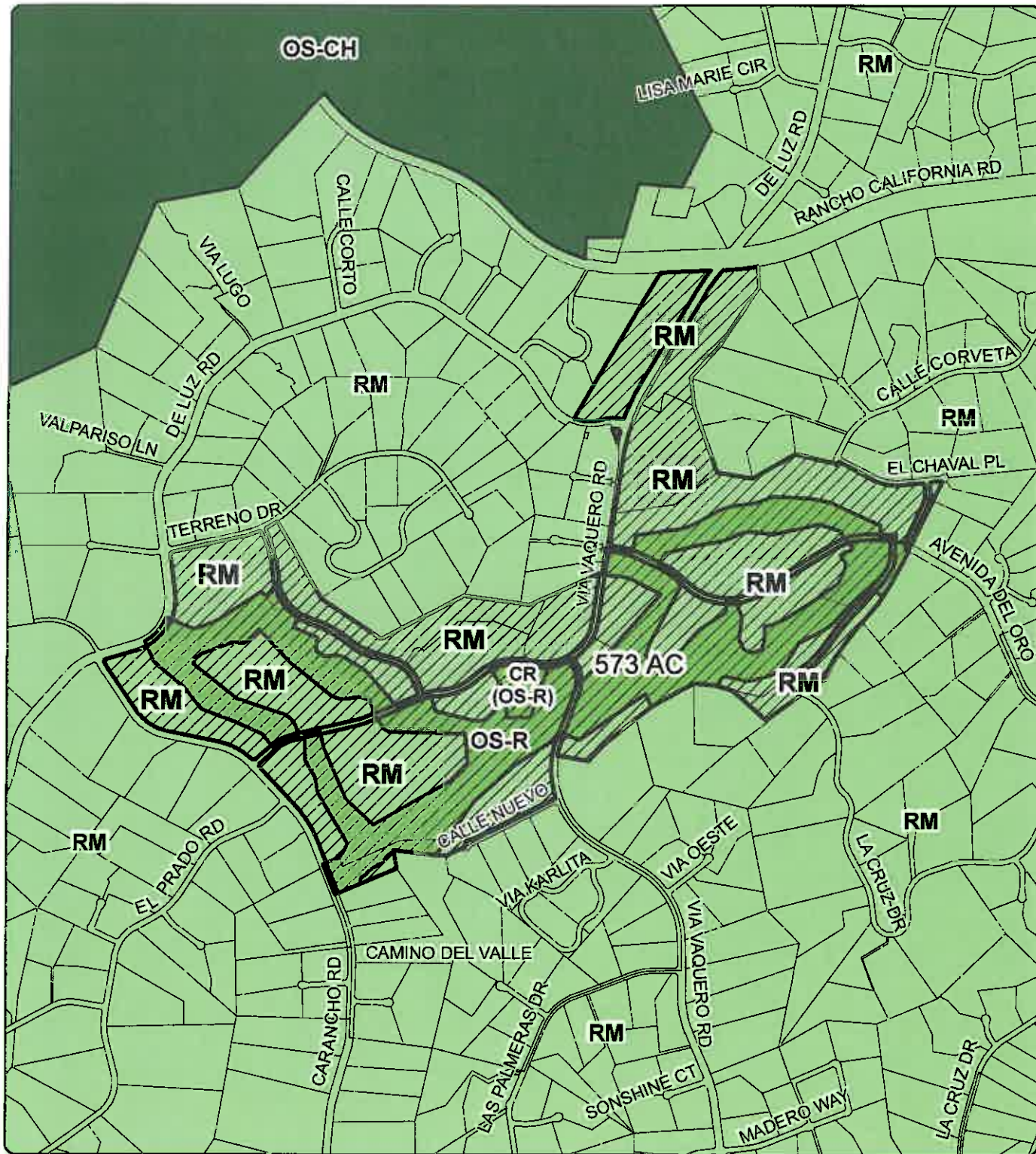
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01167

PROPOSED GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 07/22/2016  
Exhibit 6

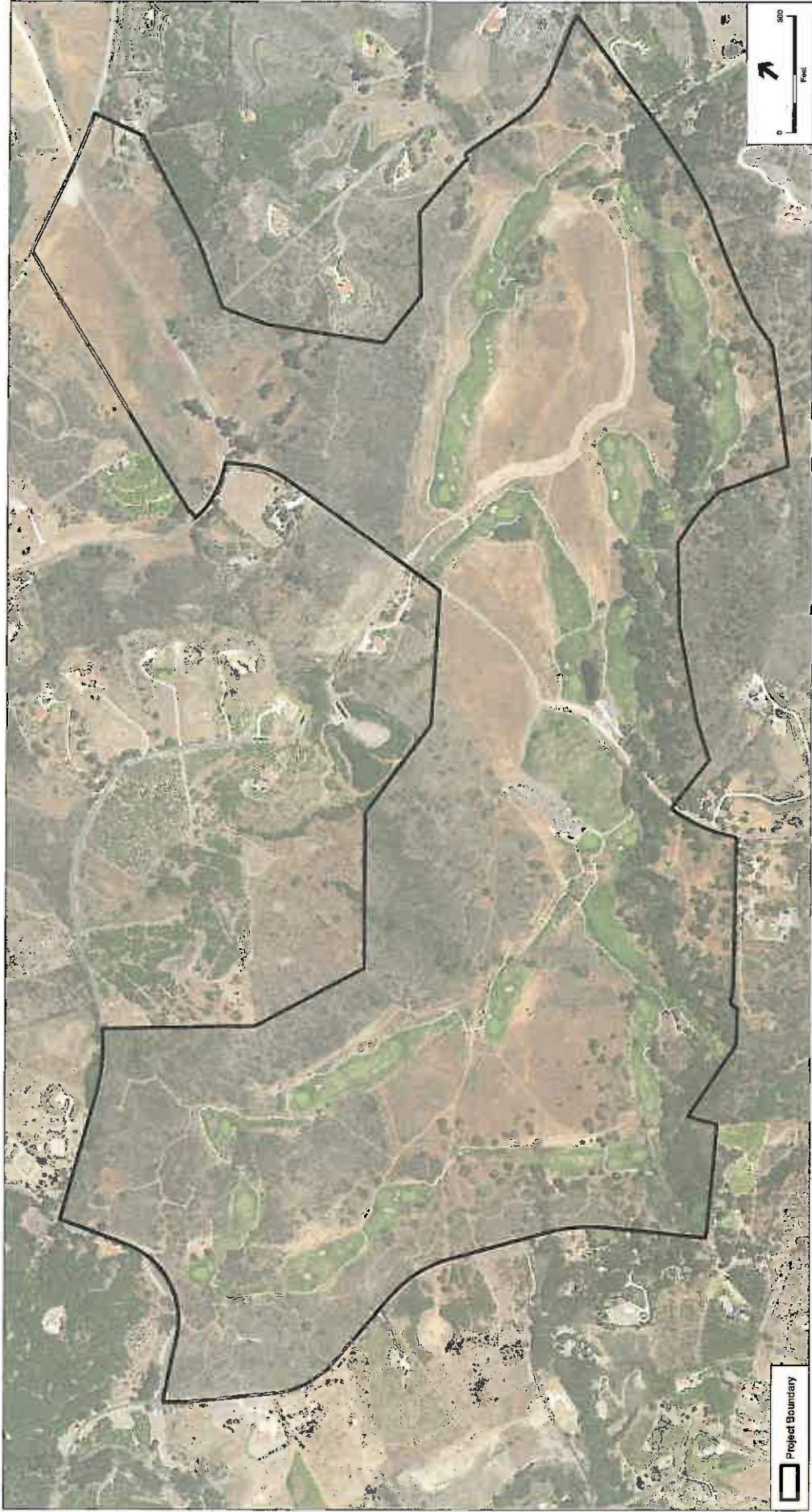


Zoning Area: Rancho California

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://rolouins.rctlma.ca.gov>

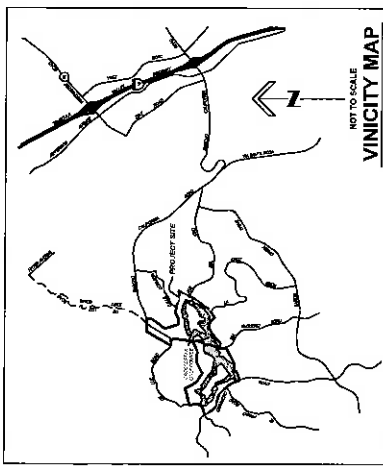


SOURCE: DJC Consulting 2015, NAIP Imagery, 2014



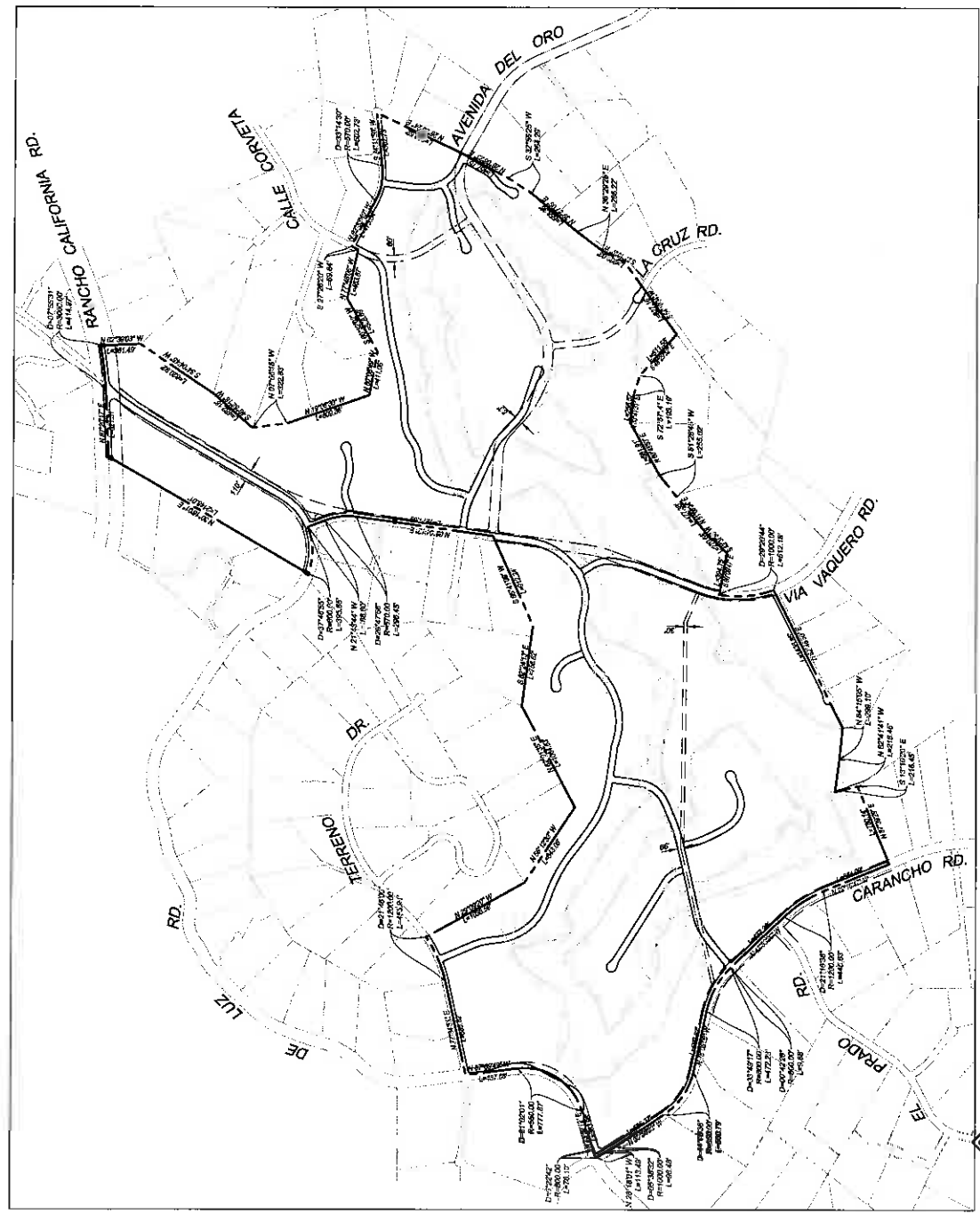
Walker Hills Specific Plan - 120514.13  
Figure 1  
Project Aerial





**GENERAL NOTES**

1. APPLICANT: KENNETH HAI CHANG, BERESFORD PROPERTIES, LLC  
330 WILSHIRE BOULEVARD  
SANTA MONICA, CA, 90401  
PHONE: (818) 942-8880
2. MAP PREPARER: DAVID JEFFERS CONSULTING, INC.  
19 SPECTRUM POINT DRIVE, SUITE 609  
LAKE FOREST, CA 92830  
PHONE: (949) 856-5778 FAX: (949) 598-5527
3. LAND OWNERS: SEE ATTACHED
4. LEGAL DESCRIPTION: BEING A SUBDIVISION OF A PORTION OF THE RANCHO SANTA ROSA, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WHICH RANCHO WAS GRANTED BY THE GOVERNMENT OF THE UNITED STATES TO JUAN MORENO BY PATENT DATED JANUARY 18, 1851 AND RECORDED JANUARY 9, 1857 RECORDS OF SAN DIEGO COUNTY CALIFORNIA.
5. EXISTING LAND USE: VACANT, OPEN SPACE: RECREATION
6. PROPOSED LAND USE: WALKER HILLS SPECIFIC PLAN - A COMMUNITY DEVELOPMENT SPECIFIC PLAN (SPECIFIC PLAN 00383)
7. EXISTING GENERAL PLAN: RM (RURAL MOUNTAINOUS) AND OPEN SPACE-RECREATION (OS-R), SEE "WALKER BASIN" POLICY
8. PROPOSED GENERAL PLAN: WALKER HILLS SPECIFIC PLAN - A COMMUNITY DEVELOPMENT SPECIFIC PLAN (SPECIFIC PLAN 00383).
9. AMEND SOUTHWEST AREA PLAN FROM RM (RURAL MOUNTAINOUS) AND OPEN SPACE-RECREATION (OS-R) TO WALKER HILLS SPECIFIC PLAN - A COMMUNITY DEVELOPMENT SPECIFIC PLAN (SPECIFIC PLAN 00383) ON 573.09 AC.
10. PROJECT ACRES: 573.09 AC, GROSS: 302.8 AC, NET
11. THOMAS BROS. MAP: 2008 RIVERSIDE AND SAN BERNARDINO COUNTIES, PAGE B87 G-7, H-7, & JH87; PAGE 888 A-887; PAGE B77 G-1, H-4, & J-1; PAGE 678 A-1
12. ALL PROPERTIES INCLUDED IN THIS SITE PLAN ABOUT A PUBLIC STREET.
13. APR. 835-370-005; 835-370-007; 835-370-009 THROUGH 835-370-030
14. UTILITY PURVEYORS: WATER: RIVERSIDE CALIFORNIA WATER DISTRICT  
SEWER: RIVERSIDE CALIFORNIA WASTEWATER TREATMENT - ON SITE WASTEWATER SYSTEM  
GAS: SOUTHERN CALIFORNIA GAS  
CABLE: TIME WARNER CABLE  
ELECTRIC: SOUTHERN CALIFORNIA Edison  
STORM DRAIN: RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
15. THIS PROJECT IS NOT LOCATED WITHIN A SPECIAL PRIMA FLOOD ZONE.



**BERESFORD PROPERTIES, LLC**  
**G.P.A.**  
**DAVID JEFFERS CONSULTING, INC.**  
 19 SPECTRUM POINT DRIVE, SUITE 609  
 LAKE FOREST, CA 92830  
 (949) 856-5778, FAX: (949) 598-5527

**SITE PLAN FOR**  
**G.P.A.**

DATE: MARCH 07, 2016

Dwg. Revision Date: 02/25/2016 BY: JT

PLOT DATE: 02/25/2016

SCALE IN FEET  
 0 50 100

0 50 100

0 50 100



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01167 DATE SUBMITTED: \_\_\_\_\_

### I. GENERAL INFORMATION

#### APPLICATION INFORMATION

Applicant's Name: Kenneth Kai Chang, Beresford Properties, LLC E-Mail: kennethkaichang@yahoo.com

Mailing Address: 330 Wilshire Boulevard  
\_\_\_\_\_  
Santa Monica CA 90401  
City State ZIP

Daytime Phone No: (818) 642-6630 Fax No: ( ) N/A

Engineer/Representative's Name: Eric Ruby, Environmental Science Associates E-Mail: eruby@esassoc.com

Mailing Address: 550 West C Street, Suite 750  
\_\_\_\_\_  
San Diego CA 92101  
City State ZIP

Daytime Phone No: (619) 719-4200 Fax No: (619) 719-4201

Property Owner's Name: Kenneth Kai Chang, Beresford Properties, LLC E-Mail: kennethkaichang@yahoo.com

Mailing Address: 330 Wilshire Boulevard  
\_\_\_\_\_  
Santa Monica CA 90401  
City State ZIP

Daytime Phone No: (818) 642-8850 Fax No: ( ) N/A

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 AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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 signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

**Kenneth Kai Chang**

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

**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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

**Kenneth Kai Chang**

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

**BRANFORD PROPERTIES, LLC**

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): See attached list

Section: 5&6,7&8 Township: T8S Range: R3W, SBM

Approximate Gross Acreage: 573.0

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

General location (nearby or cross streets): North of Via Vaquero, South of Rancho California Road, East of Carancho Road, West of Avenida Del Oro

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Existing Zoning Classification(s): Residential Agricultural (R-A-5) and Open Area Combining Zone Residential Developments (R-5)

Existing Land Use Designation(s): Rural Mountainous (RM)

Proposal (describe the details of the proposed general plan amendment):

see attached

Related cases filed in conjunction with this request:

see attached

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes  No

Case Nos. \_\_\_\_\_

E.A. Nos. (if known) \_\_\_\_\_ E.I.R. Nos. (if applicable): \_\_\_\_\_

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	Southern California Edison
Gas Company	Southern California Gas Company	X	
Telephone Company	Verizon	X	
Water Company/District	Rancho California Water District	X	
Sewer District	N/A		

Is water service available at the project site: Yes  No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) see water and wastewater plan

Is sewer service available at the site? Yes  No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) n/a

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

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes  No

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

Santa Ana River       Santa Margarita River       San Jacinto River       Colorado River

**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) Kenneth Kai Chang Date \_\_\_\_\_

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Southwest Area Plan

EXISTING DESIGNATION(S): Walker Basin Policy Area, Rural Mountainous and Open Space Recreation

PROPOSED DESIGNATION(S): Walker Hills Specific Plan - a Community Development Specific Plan



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

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): see attached

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**IV. OTHER TYPES OF AMENDMENTS:**

*(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)*

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: Walker Basin Policy Area  
(Please name)

Proposed Boundary Adjustment (Please describe clearly): the boundaries of the Specific Plan are consistent with the boundaries of the Walker Basin Policy Area

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B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): N/A

Road Segment(s) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Existing Designation: \_\_\_\_\_

Proposed Designation: \_\_\_\_\_

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

C. **JUSTIFICATION FOR AMENDMENT** (Please be specific. Attach more pages if needed):

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**V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:**

**FILING INSTRUCTIONS FOR  
GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

**THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8½' x 14.'
5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
8. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit-based fee.



## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

1. The site plan must contain the following:

- A. Name, address, and telephone number of applicant.
- B. Name, address, and telephone number of land owner.
- C. Name, address, and telephone number of map preparer.
- D. Scale (number of feet per inch).
- E. A vicinity map showing the location and names of adjoining streets.
- F. Legal description of property (accurate and complete so as to bear legal scrutiny).
- G. North arrow (top of map north).
- H. Existing General Plan Designation(s) and Proposed General Plan Designation(s).
- I. Amendment description (e.g. Amend Mead Valley Area Plan from Light Industrial to Commercial Retail on 75.12 acres).
- J. Area calculations including total area involved and property size.
- K. Date the site plan was prepared.
- L. Location and names of adjoining streets, alleys, and rights-of-way providing legal access to the property.
- M. Overall dimensions of the property and location of adjoining lot lines.
- N. Location and dimensions of existing structures, easements and/or uses onsite.
- O. Thomas Bros. Map coordinates and page number (identify edition year used).

Failure to submit all the required information is justification for rejection of the application.

### **FOR ALL APPLICATIONS:**

Attach check payable to "COUNTY OF RIVERSIDE." (Please see current fee schedule for the appropriate deposit-based fee.)

NOTE: Label packets for notification of surrounding property owners will be requested by the project planner just prior to the scheduling of the General Plan Amendment for a public hearing. An amendment will not be scheduled for hearing until complete sets of property owners' labels have been received.

## Walker Hills Specific Plan Assessor Parcel Numbers

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935-370-005  
935-370-007  
935-370-008  
935-007-009  
935-370-010  
035-370-011  
935-370-012  
935-370-013  
935-370-014  
935-370-015  
935-370-016  
935-370-017  
935-370-018  
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935-370-025  
935-370-026  
935-370-027  
935-370-028  
935-370-029  
935-370-030  
935-370-031  
935-370-032  
935-370-033  
935-370-034

**Project: Walker Hills Specific Plan**

**Application: General Plan Amendment**

**Proposal (detailed of the proposed general plan amendment):**

The proposed project includes a Specific Plan for a 573.09 acre area in the Walker Basin Policy Area within the Southwest Area Plan. The Walker Basin Policy Area includes unique policies and provisions to guide future development of the project area. In particular, the following provision establishes the basis for the preparation of the Walker Hills Specific Plan.

*“The property’s specific plan designation was repealed, and the site’s general plan designation was amended to 5-acre minimum for the 385 acre residential portion of the site, and to Open Space Recreation for the golf course. Within this policy area, the County of Riverside may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application and may consider an increase in density of up to 25% above the maximum density allowed by the site’s existing general plan designation, provided that the WHSP is consistent with the applicable policies of the Walker Basin Policy Area and Southwest Area Plan.”*

In accordance with General Plan policy LU1.11 and the policies and precedents established by the Southwest Area Plan and corresponding Walker Basin Policy Area, the proposed Walker Hills Specific Plan does not constitute a “foundation-level” change and therefore is not subject to the eight-year Foundation General Plan Amendment cycles. The requested General Plan Amendment is a procedural action necessary to formalize the designation of the Specific Plan area. Upon adoption, the General Plan would be amended to designate the entire specific plan area as Community Development Specific Plan.

**Related Case Files:**

The following case files are being processed in conjunction with this General Plan Amendment request:

- SP – 00393
- EIR – number to be assigned
- Change of Zone – number to be assigned
- TTM 36550

The following case files are related to the project site, but are being processed separately:

- TTM 36517
- TTM 36549

The following are historical cases related to the project site:

- Resolution No. 2003-184, 2003-373 and Ordinance 348.4116 – rescinded Specific Plan No. 172
- Resolution No. 2015-116 – General Plan amendment to reclassify/reduce road widths to meet rural standards

**Area Plan Amendments:**

*Area Plan Map proposed for amendment: Southwest Area Plan*

*Existing designation: Walker Basin Policy Area, Rural Mountainous and Open Space Recreation*

*Proposed Designation: Walker Hills Specific Plan – Community Development Specific Plan*

*Justification:* The requested General Plan Amendment is a procedural action necessary to formalize the designation of the Specific Plan area. Upon adoption, the General Plan would be amended to designate the entire specific plan area as Community Development Specific Plan. The Specific Plan has been prepared consistent with the policies and intent of the Walker Basin Policy Area, Southwest Area Plan and General Plan.

**Policy Amendments:**

*Existing Policy:*

“The Walker Basin Policy Area is located within the Santa Rosa Plateau/De Luz Policy Area and is subject to the policies for that area, as specified above. This area was previously included in a specific plan approved in the 1980s for a residential development with a golf course. While the golf course was developed, the residential development did not occur. On July 15, 2003, to ensure that future development of the property would be consistent with the character of the surrounding area, would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site, the property's specific plan designation was repealed, and the site's general plan designation was amended to 5-acre minimum for the 385-acre residential portion of the site, and to Open Space Recreation for the golf course area. Within this policy area, the County of Riverside may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application, and may consider an increase in density of up to 25% above the maximum density allowed by the site's existing general plan designation, provided that the criteria specified below are met.”

*Proposed Policy:*

“The Walker Basin Policy Area is located within the Santa Rosa Plateau/De Luz Policy Area and is subject to the policies for that area, as specified above. This area was previously included in a specific plan approved in the 1980s for a residential development with a golf course. While the golf course was developed, the residential development did not occur. On July 15, 2003, to ensure that future development of the property would be consistent with the character of the surrounding area, would not require extensions of major roads and urban infrastructure,

including sewer service, and would be protective of the important natural features of the site, the property's specific plan designation was repealed, and the site's general plan designation was amended to 5-acre minimum for the 385-acre residential portion of the site, and to Open Space Recreation for the golf course area. Within this policy area, the County of Riverside may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application, and may consider an increase in density of up to 25% above the maximum density allowed by the site's existing general plan designation, provided that the criteria specified below are met. ***In 2016, a Specific Plan for the Walker Basin Policy Area was adopted consistent with the provisions for increased density above and consistent with the policies below which were established to preserve the character of the area.***

*Justification:* The requested General Plan Amendment is a procedural action necessary to formalize the designation of the Specific Plan area. Upon adoption, the General Plan would be amended to designate the entire specific plan area as Community Development Specific Plan. The Specific Plan has been prepared consistent with the policies and intent of the Walker Basin Policy Area, Southwest Area Plan and General Plan.

## NOTICE OF PUBLIC MEETING

**A PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1167 (Foundation and Entitlement/Policy)** – APPLICANT: Beresford Properties, LLC – ENGINEER/REPRESENTATIVE: Environmental Science Associates – First Supervisorial District – Southwest Area Plan – Santa Rosa Plateau Policy Area and Walker Basin Policy Area – Rancho California Zoning Area – ZONE: Residential Agriculture (R-A-5) and Open Area Combining Zone-Residential Development (R-5) – LOCATION: East of Carancho Road, North of Calle Nuevo, west of El Chaval Place, and south of Calle Capistrada – PROJECT SIZE: 573 gross acres – **REQUEST:** Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan, on 29 parcels, totaling approximately 573 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 935-370-005, 935-370-007, 935-370-008, 935-370-009, 935-370-010, 935-370-011, 935-370-012, 935-370-013, 935-370-014, 935-370-015, 935-370-016, 935-370-017, 935-370-018, 935-370-019, 935-370-020, 935-370-021, 935-370-022, 935-370-023, 935-370-024, 935-370-025, 935-370-026, 935-370-027, 935-370-028, 935-370-029, 935-370-030, 935-370-031, 935-370-032, 935-370-033, and 935-370-034.

**TIME OF MEETING:** 1:00pm (or as soon as possible thereafter)  
**DATE OF MEETING:** Thursday, August 18, 2016  
**PLACE OF MEETING:** Riverside County Flood Control  
1995 Market Street  
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at: <http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

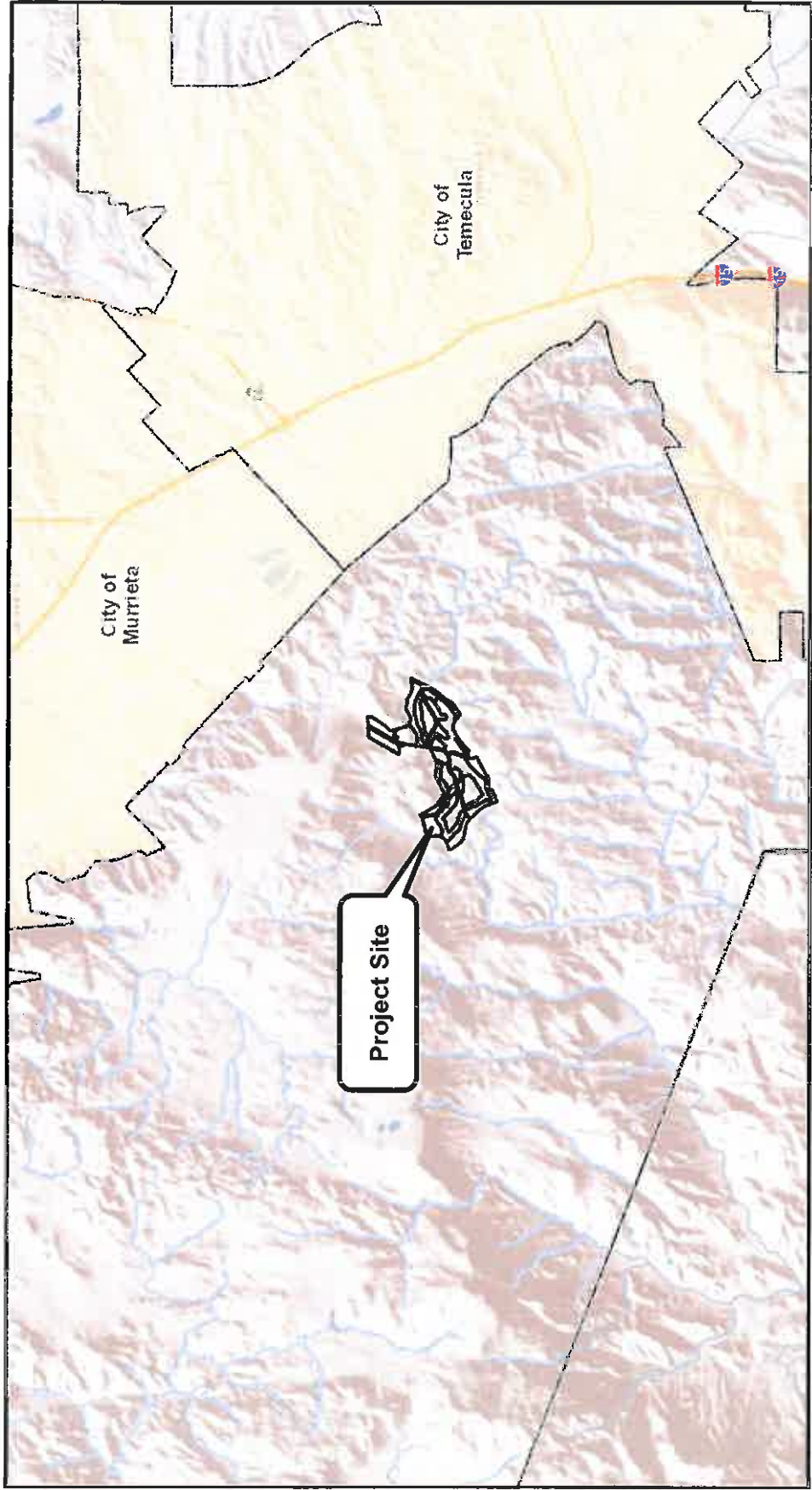
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409








**Agenda Item No.:** 2.2  
**Area Plan:** Elsinore  
**Supervisory District:** First  
**Project Planner:** John Earle Hildebrand III

**General Plan Amendment No. 1169**  
**Property Owner:** EHOF II Lakeside, LLC  
**Applicant:** Summit Land Partners, LLC  
**Engineer/Representative:** Stantec

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1169 is a General Plan Regular Foundation Component Amendment to amend and reconfigure portions of the project site's General Plan Foundation Components from Open Space (OS) and Rural (RUR) to Community Development (CD) and amend its Land Use Designations from Rural (RUR) and Rural Residential (RR) to Conservation (C), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 13 parcels, totaling 548 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

**LOCATION:** Generally located North of I-15, east of Canyon Circle, and surrounding Corona Lake.

**PROJECT APN:** 391-040-003, 391-050-002, 391-050-003, 391-050-007, 391-050-008, 391-060-002, 391-060-018, 391-060-020, 391-060-022, 391-070-006, 391-070-007, 391-070-008, 391-070-009

**GENERAL PLAN INITIATION PROCESS (GPIP):** Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

**JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED:** 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. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

1. (FOUNDATION FINDING) The Foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

A. New Circumstances or Conditions

The County recently amended the Toscana Specific Plan (aka Terramor), which is located adjacent to the project site. The Toscana Specific Plan allows for medium, medium high and high density residential uses and targets approximately 1,443 units over 300 acres, plus open space, within Temescal Valley. Much like the Toscana project, the FGPA would allow for complementary medium high and high density housing. The FGPA also allows for the preservation of approximately 417.5 acres of land by redesignating the land OS-C. The Temescal Valley area of the County is changing in light of the Toscana Specific Plan, and this FGPA complements the soon-to-be neighboring community. The property is also located near the Sycamore Creek master-planned community and Horsethief Canyon Ranch Specific Plan, which have residential, commercial and school uses. Accordingly, this FGPA proposes to change the existing land use designations to create consistency with the changing and existing character of the surrounding area.

B. Riverside County Vision

The FGPA eliminates existing land use designations allowing development of the adjacent steep slopes of the Gavilan Hills and, instead, clusters development adjacent to Interstate 15. The existing General Plan land use designations allow 20-acre home sites north and west of the lake and 5-acre home sites south and east of the lake. However, the proposed FGPA would restrict all development to the already-disturbed portions of the site, south and east of the lake. About 90% of the site, as proposed, will be permanently-conserved open space and recreation.

This FGPA has been prepared in conjunction with the County's Vision and is consistent with it. The County's General Plan Vision is the County's blueprint for long-term, managed and sustainable growth, but is also flexible enough to adapt when market conditions and other external forces fundamentally shift land use patterns and development. (See Vision Statement, Integration Section, p. V-9) The land use patterns in the area, including Toscana Specific Plan, allow for medium high and high density residential developments, and this FGPA reflects that shift.

The Vision Statement says, "[c]onserved multi-purpose open space is viewed as critical part of Riverside County's system of public facilitated and services required to improve the existing quality of life and accommodate new development," and "[a] major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County." (Vision Statement, Conservation and Open Space Resource System Section, p. V-17.) The County is also "committed to maintaining sufficient areas of natural open space to afford the human experience of natural environments as well as sustaining the permanent viability of the unique landforms and ecosystems that define this environment." (Vision Statement, p. V-6) The FGPA proposes to preserve existing habitat areas that currently allow for development. Here, approximately 416.5 acres would be designated OS-C and 64.4 acres as OS-W, which is consistent with the County's Vision for establishing permanent open-space areas and unique landforms.

Furthermore, the Vision Statement acknowledges “shelter as one of the most basic community needs,” and the County values the “willingness of communities and their leaders to accept housing for the growing population.” (Vision Statement, p. V-6.) The FGPA proposes to designate approximately 25.8 acres as MHDR and 37.7 acres as HDR. This type of residential development provides medium and higher density residential uses, which will create a diverse range of housing options. The Vision Statement also recognizes “built environments that are concentrated in and around livable centers that have a diverse mix of uses, unique character, and easy access to a wide range of transportation choices,” (Vision Statement, p. V-6) The FGPA focuses these MHDR and HDR areas adjacent to Lee Lake, Temescal Canyon Road and the I-15 Freeway.

The FGPA will also change the disturbed and non-conserved portions of the site from RR to HDR and MHDR, and LI to PF (to potentially accommodate a wastewater treatment plant). This change is consistent with the County’s Vision, as demonstrated under Our Communities and Their neighborhoods section which state, “[d]evelopment occurs only where appropriate and where adequate public facilities and services are available or are provided for at the time of development in accordance with adopted level-of-service standards.” (Vision Statement, p. V-14.) Changing the land use to HDR and MHDR in areas that are already disturbed, while leaving open space area intact and providing adequate facilities, will enable a framework of uses that are appropriate and compatible with the County’s long-term vision.

Finally, the Population Growth portion of the County’s Vision statement says, “[p]opulation growth continues and is focused where it can best be accommodated.” (Vision Statement, p. V-12.) This section also states, “[n]ew growth patterns no longer reflect a pattern of random sprawl. Rather they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.” (Id.) Changing the site’s land use designations to HDR and MHDR will enable the site to be compatible with the Toscana Specific Plan, Sycamore Creek community and Horsethief Canyon Ranch Specific Plan. This change also promotes clustering development to disturbed areas adjacent to transportation corridors and away from preserved open space. Pursuant to the County’s Vision, this consolidates future growth into an area that can accommodate it.

#### C. Internal Consistency

This proposed FGPA is consistent with the Elsinore Area Plan as amended by this FGPA and in conformance with the policies and objectives of the General Plan elements. The FGPA has been evaluated carefully in conjunction with each of the ten (10) General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, healthy Communities and Administration to ensure that the FGPA is in conformance with the applicable policies and objectives, as well as the Elsinore Area Plan.

The FGPA acknowledges that the County is known for its extraordinary environmental setting and that this open space is one of the primary defining aspects of the County’s livability and character. The County’s biological health and diversity is dependent upon the preservation of natural open spaces. (Land Use Element, p. LU-59.) “Neighborhood and community parks and recreational fields also provide important facilities that enhance the quality of life for local residents and visitors.” (Id.) This FGPA preserves approximately 417.5 acres as OS-C , 64.4 acres as OS-W, and uses Lee Lake as the future planned community’s focal point. Accordingly, the FGPA is also supported by the following policies:

- Policy LU 9.1: Provide for permanent preservation of open space lands that contain important natural resources, cultural resources, hazards, water features, watercourses including arroyos and canyons, and scenic and recreational values.
- Policy LU 9.3: Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life.

The FGPA also eliminates existing land use designations allowing development of the adjacent steep slopes of the Gavilan Hills and, instead, clusters development to the already disturbed areas adjacent to Interstate 15. This approach is consistent with General Plan policies promoting clustering and creates diversity in housing types, which are limited by the current designation. (See, LU 9.4 and 12.1, Land Use Element, p. LU-40 and Housing Element, p. H-97, “[c]lustering is encouraged in all residential designations.”)

As explained above and throughout this application, this proposed FGPA will not create an inconsistency with any of the General Plan elements or the Elsinore Area Plan, as amended by this FGPA, and will promote the goals of clustered development and preservation of open space. Furthermore, any development project will be required to adhere to all applicable Riverside County Zoning Code or Specific Plan provisions relating to site planning, landscaping and transportation, as well as all applicable California State building codes.

**GENERAL PLAN ADVISORY COMMITTEE ACTION:** This application was considered by the General Plan Advisory Committee (“GPAC”) during a public meeting on August 18, 2016 and was recommended for initiation to the Planning Commission by a majority, and there was one abstention.

Given the size and scope of this project, the GPAC discussed a number of items related to the proposal. GPAC asked for additional information pertaining to the proposed accompanying implementing plan and details of the developable areas, relative to what is proposed for conservation. For reference, a Specific Plan (SP00387 - Lakeside), Tentative Parcel Map (PM37035), and Tentative Tract Map (TR36853) are all under concurrent review. Staff provided clarification to the GPAC, but re-addressed the scope of the meeting, which was to consider if a Foundation Component change would be appropriate. After additional discussion by the GPAC, the project moved forward with a recommendation to initiate.

**PROJECT SITE INFORMATION:**

- |   |   |
|---|---|
| 1. Existing Foundation Components:        | Open Space (OS), Rural (R), & Community Development (CD)  |
| 2. Proposed Foundation Components:        | Open Space (OS) & Community Development (CD)  |
| 3. Existing General Plan Designations:    | Rural (RUR), Water (W), Rural Residential (RR), & Light Industrial (LI)   |
| 4. Proposed General Plan Designations:    | Conservation (C), Medium High Density Residential (MHDR), and High Density Residential (HDR)  |
| 5. Surrounding General Plan Designations: | North – Conservation Habitat (CH), East – Rural (RUR) & Rural Residential (RR), South – Light Industrial (LI) & Highest Density Residential |

- |  |  |
|--|--|
|  | (HHDR), and West – Medium Density Residential (MDR), Conservation (C), Rural Mountainous (RM), & Light Industrial (LI)   |
| 6. Existing Zoning Classifications:    | R-R (Rural Residential), W-1 (Watercourse, Watershed, and Conservation Areas), & N-A (Natural Assets), M-SC (Manufacturing – Service Commercial)   |
| 7. Surrounding Zoning Classifications: | North – N-A (Natural Assets), East – N-A (Natural Assets) & M-SC (Manufacturing – Service Commercial), South – M-SC (Manufacturing – Service Commercial), and West – Specific Plan (SP00327 – Toscana) |
| 8. Existing Land Use:                  | Vacant Land  |
| 9. Surrounding Land Uses:              | Vacant Land, Industrial, and Residential   |
| 10. Project Size (Gross Acres):        | 548  |

**RECOMMENDATION:** Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1169 and seeks comments from the Planning Commission on the amendment which will be provided to the Board of Supervisors. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
  - a. An airport influence area; or
  - b. An agricultural preserve.
3. The project site is located within:
  - a. The City of Lake Elsinore sphere of influence; and
  - b. A MSHCP criteria cell; and
  - c. A special flood hazard area; and
  - d. The Warm Springs & Temescal Wash Policy Areas; and
  - e. A half-mile of a fault line or fault zone; and
  - f. A low to high liquefaction area; and
  - g. A susceptible subsidence area; and
  - h. A very high, high, and moderate fire hazard areas; and
  - i. State Responsibility Area for fire protection service.



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE  
MINUTE ORDER  
AUGUST 18, 2016**

**I. AGENDA ITEM 3.2**

**GENERAL PLAN AMENDMENT NO. 1169 (Foundation and Entitlement/Policy) – APPLICANT:** Summit Land Partners, LLC – **ENGINEER/REPRESENTATIVE:** Stantec – First Supervisorial District – Elsinore Area Plan – Temescal Zoning District – **ZONE:** Natural Assets (NA), Watercourse, Watershed, and Conservation Areas (W-1), and Rural Residential (R-R) – **LOCATION:** Generally located North of I-15, east of Canyon Circle, and surrounding Corona Lake – **PROJECT SIZE:** 548 gross acres – **REQUEST:** Proposal to amend and reconfigure portions of the project site's General Plan Foundation Components from Open Space (OS) and Rural (RUR) to Community Development (CD) and amend its Land Use Designations from Rural (RUR) and Rural Residential (RR) to Conservation (C), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 13 parcels, totaling 548 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – **APNs:** 391-040-003, 391-050-002, 391-050-003, 391-050-007, 391-050-008, 391-060-002, 391-060-018, 391-060-020, 391-060-022, 391-070-006, 391-070-007, 391-070-008, and 391-070-009.

**II. DISCUSSION:**

- Mr. Silver has a concern with going forward; believes that this could create conflicts and issues with the MSHCP and feels there is not enough information. Concerned with increasing the capacity and increasing greenhouse gases.
- Ms. Kuenzi feels we need to look at this on a global perspective that it is acceptable to go forward.
- Mr. Cousins: We have a shortage of this type of project; it's a fit to the growth of the community.
- Ms. Isom: Concerned about the transportation in the area.
- Mr. Kroenke: The project is already in a disturbed area.

**III. GPAC ACTION:**

Motion by Mr. Kroenke  
Second by Mr. Miller

All members vote to move forward (12)  
Mr. Silver abstained for insufficient of Information (1).

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

## NOTICE OF PUBLIC MEETING

**A PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1169 (Foundation and Entitlement/Policy)** – APPLICANT: Summit Land Partners, LLC – ENGINEER/REPRESENTATIVE: Stantec – First Supervisorial District – Elsinore Area Plan – Temescal Zoning District – ZONE: Natural Assets (NA), Watercourse, Watershed, and Conservation Areas (W-1), and Rural Residential (R-R) – LOCATION: Generally located North of I-15, east of Canyon Circle, and surrounding Corona Lake – PROJECT SIZE: 548 gross acres – **REQUEST:** Proposal to amend and reconfigure portions of the project site's General Plan Foundation Components from Open Space (OS) and Rural (RUR) to Community Development (CD) and amend its Land Use Designations from Rural (RUR) and Rural Residential (RR) to Conservation (C), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 13 parcels, totaling 548 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 391-040-003, 391-050-002, 391-050-003, 391-050-007, 391-050-008, 391-060-002, 391-060-018, 391-060-020, 391-060-022, 391-070-006, 391-070-007, 391-070-008, and 391-070-009.

**TIME OF MEETING:** 9:00am (or as soon as possible thereafter)  
**DATE OF MEETING:** **Wednesday, October 19, 2016**  
**PLACE OF MEETING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

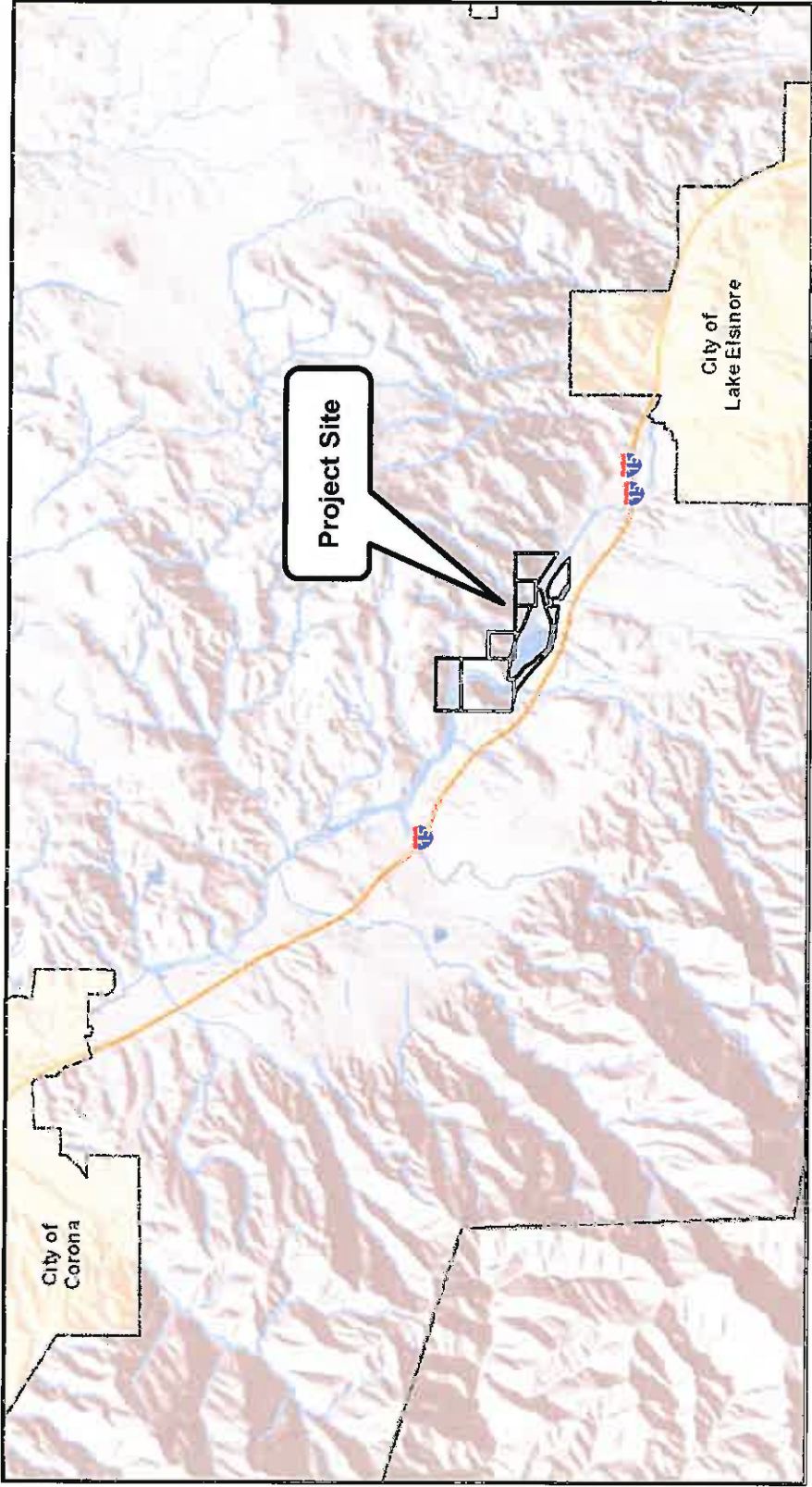
The case file for the proposed project may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the Planning Commission, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Earle Hildebrand III  
P.O. Box 1409, Riverside, CA 92502-1409







# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 18, 2016

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**Foundation GPA No.:** 1169  
**Supervisorial District:** First  
**Area Plan:** Elsinore  
**Zoning Area/District:** Temescal Area  
**Property Owner(s):** EHOFF II Lakeside, LLC & EVMWD  
**Project Representative(s):** Summit Land Partners Sub I, LLC

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**PROJECT DESCRIPTION:** Proposal to amend and reconfigure portions of the project site's General Plan Foundation Components from Open Space (OS) and Rural (RUR) to Community Development (CD) and amend its Land Use Designations from Rural (RUR) and Rural Residential (RR) to Conservation (C), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 13 parcels, totaling 548 gross acres.

**LOCATION:** Generally located North of I-15, east of Canyon Circle, and surrounding Corona Lake.

**PROJECT APN:** 391-040-003, 391-050-002, 391-050-003, 391-050-007, 391-050-008, 391-060-002, 391-060-018, 391-060-020, 391-060-022, 391-070-006, 391-070-007, 391-070-008, 391-070-009

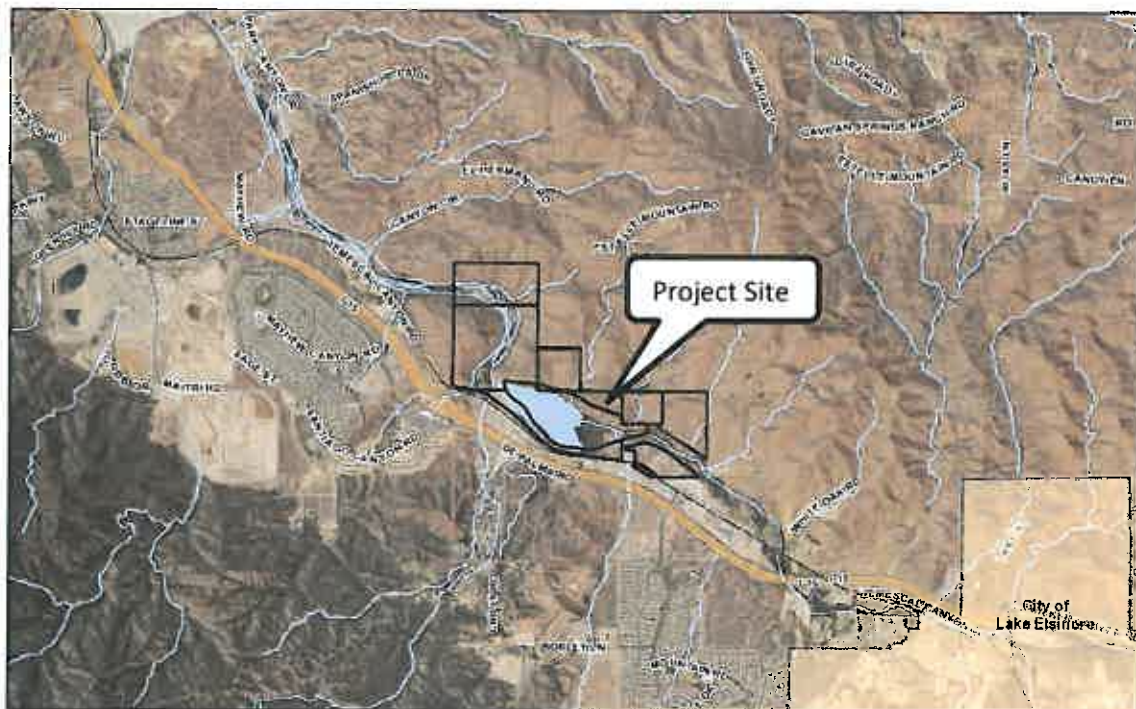


Figure 1: Project Location Map

**PROJECT DETAILS:** This General Plan application is a proposal to change and reconfigure portions of the site's General Plan Foundation Components from Open Space (OS) and Rural (RUR) to Community Development (CD) and change and reconfigure its Land Use Designations from Rural (RUR) and Rural Residential (RR) to Conservation (C), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 13 parcels, totaling 548 gross acres. This application includes multiple accompanying applications including Tentative Tract Maps the Specific Plan 387 (Lakeside).

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:**

1. (FOUNDATION FINDING) The Foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

A. New Circumstances or Conditions

The County recently amended the Toscana Specific Plan (aka Terramor), which is located adjacent to the project site. The Toscana Specific Plan allows for medium, medium high and high density residential uses and targets approximately 1,443 units over 300 acres, plus open space, within Temescal Valley. Much like the Toscana project, the FGPA would allow for complementary medium high and high density housing. The FGPA also allows for the preservation of approximately 417.5 acres of land by redesignating the land OS-C. The Temescal Valley area of the County is changing in light of the Toscana Specific Plan, and this FGPA complements the soon-to-be neighboring community. The property is also located near the Sycamore Creek master-planned community and Horsethief Canyon Ranch Specific Plan, which have residential, commercial and school uses. Accordingly, this FGPA proposes to change the existing land use designations to create consistency with the changing and existing character of the surrounding area.

B. Riverside County Vision

The FGPA eliminates existing land use designations allowing development of the adjacent steep slopes of the Gavilan Hills and, instead, clusters development adjacent to Interstate 15. The existing General Plan land use designations allow 20-acre home sites north and west of the lake and 5-acre home sites south and east of the lake. However, the proposed FGPA would restrict all development to the already-disturbed portions of the site, south and east of the lake. About 90% of the site, as proposed, will be permanently-conserved open space and recreation.

This FGPA has been prepared in conjunction with the County's Vision and is consistent with it. The County's General Plan Vision is the County's blueprint for long-term, managed and sustainable growth, but is also flexible enough to adapt when market conditions and other external forces fundamentally shift land use patterns and development. (See Vision Statement, Integration Section, p. V-9) The land use patterns in the area, including Toscana Specific Plan, allow for medium high and high density residential developments, and this FGPA reflects that shift.

The Vision Statement says, “[c]onserved multi-purpose open space is viewed as critical part of Riverside County’s system of public facilitated and services required to improve the existing quality of life and accommodate new development,” and “[a] major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County.” (Vision Statement, Conservation and Open Space Resource System Section, p. V-17.) The County is also “committed to maintaining sufficient areas of natural open space to afford the human experience of natural environments as well as sustaining the permanent viability of the unique landforms and ecosystems that define this environment.” (Vision Statement, p. V-6) The FGPA proposes to preserve existing habitat areas that currently allow for development. Here, approximately 416.5 acres would be designated OS-C and 64.4 acres as OS-W, which is consistent with the County’s Vision for establishing permanent open-space areas and unique landforms.

Furthermore, the Vision Statement acknowledges “shelter as one of the most basic community needs,” and the County values the “willingness of communities and their leaders to accept housing for the growing population.” (Vision Statement, p. V-6.) The FGPA proposes to designate approximately 25.8 acres as MHDR and 37.7 acres as HDR. This type of residential development provides medium and higher density residential uses, which will create a diverse range of housing options. The Vision Statement also recognizes “built environments that are concentrated in and around livable centers that have a diverse mix of uses, unique character, and easy access to a wide range of transportation choices,” (Vision Statement, p. V-6) The FGPA focuses these MHDR and HDR areas adjacent to Lee Lake, Temescal Canyon Road and the I-15 Freeway.

The FGPA will also change the disturbed and non-conserved portions of the site from RR to HDR and MHDR, and LI to PF (to potentially accommodate a wastewater treatment plant). This change is consistent with the County’s Vision, as demonstrated under Our Communities and Their neighborhoods section which state, “[d]evelopment occurs only where appropriate and where adequate public facilities and services are available or are provided for at the time of development in accordance with adopted level-of-service standards.” (Vision Statement, p. V-14.) Changing the land use to HDR and MHDR in areas that are already disturbed, while leaving open space area intact and providing adequate facilities, will enable a framework of uses that are appropriate and compatible with the County’s long-term vision.

Finally, the Population Growth portion of the County’s Vision statement says, “[p]opulation growth continues and is focused where it can best be accommodated.” (Vision Statement, p. V-12.) This section also states, “[n]ew growth patterns no longer reflect a pattern of random sprawl. Rather they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.” (Id.) Changing the site’s land use designations to HDR and MHDR will enable the site to be compatible with the Toscana Specific Plan, Sycamore Creek community and Horsethief Canyon Ranch Specific Plan. This change also promotes clustering development to disturbed areas adjacent to transportation corridors and away from preserved open space. Pursuant to the County’s Vision, this consolidates future growth into an area that can accommodate it.

### C. Internal Consistency

This proposed FGPA is consistent with the Elsinore Area Plan as amended by this FGPA and in conformance with the policies and objectives of the General Plan elements. The FGPA has been evaluated carefully in conjunction with each of the ten (10) General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, healthy Communities and Administration to ensure that the FGPA is in conformance with the applicable policies and objectives, as well as the Elsinore Area Plan.

The FGPA acknowledges that the County is known for its extraordinary environmental setting and that this open space is one of the primary defining aspects of the County's livability and character. The County's biological health and diversity is dependent upon the preservation of natural open spaces. (Land Use Element, p. LU-59.) "Neighborhood and community parks and recreational fields also provide important facilities that enhance the quality of life for local residents and visitors." (Id.) This FGPA preserves approximately 417.5 acres as OS-C, 64.4 acres as OS-W, and uses Lee Lake as the future planned community's focal point. Accordingly, the FGPA is also supported by the following policies:

- Policy LU 9.1: Provide for permanent preservation of open space lands that contain important natural resources, cultural resources, hazards, water features, watercourses including arroyos and canyons, and scenic and recreational values.
- Policy LU 9.3: Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life.

The FGPA also eliminates existing land use designations allowing development of the adjacent steep slopes of the Gavilan Hills and, instead, clusters development to the already disturbed areas adjacent to Interstate 15. This approach is consistent with General Plan policies promoting clustering and creates diversity in housing types, which are limited by the current designation. (See, LU 9.4 and 12.1, Land Use Element, p. LU-40 and Housing Element, p. H-97, "[c]lustering is encouraged in all residential designations.")

As explained above and throughout this application, this proposed FGPA will not create an inconsistency with any of the General Plan elements or the Elsinore Area Plan, as amended by this FGPA, and will promote the goals of clustered development and preservation of open space. Furthermore, any development project will be required to adhere to all applicable Riverside County Zoning Code or Specific Plan provisions relating to site planning, landscaping and transportation, as well as all applicable California State building codes.

Further discussion is provided with this staff report package.

### **TECHNICAL APPENDIX:**

#### **General Information:**

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Project Area (Gross Acres):	548.1
Number of Parcels:	13
Sphere of Influence:	Yes – City of Lake Elsinore
Policy Area:	Yes – Warm Springs Policy Area & Temescal Wash Policy Area
Overlay:	No

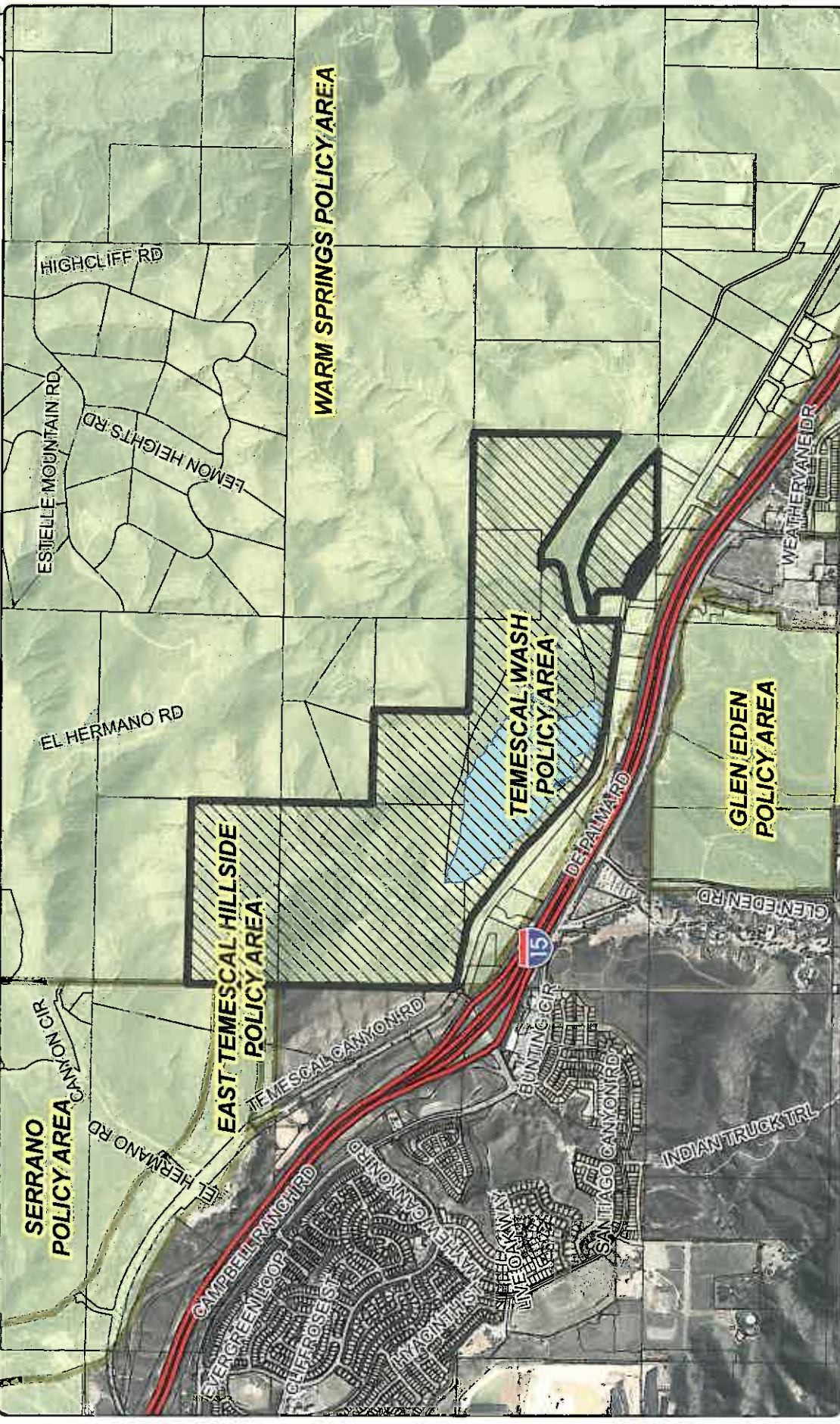
**Land Use and Zoning:**

Existing Foundation Component:	Open Space (OS), Rural (R), & Community Development (CD)
Proposed Foundation Component:	Open Space (OS) & Community Development (CD)
Existing General Plan Land Use:	Rural (RUR), Water (W), Rural Residential (RR), & Light Industrial (LI)
Proposed General Plan Land Use:	Conservation (C), Medium High Density Residential (MHDR), High Density Residential (HDR), & Public Facilities (PF)
<b>Surrounding General Plan Land Use</b>	
North:	Conservation Habitat (CH)
East:	Rural (RUR) & Rural Residential (RR)
South:	Light Industrial (LI) & Highest Density Residential (HHDR)
West:	Medium Density Residential (MDR), Conservation (C), Rural Mountainous (RM), & Light Industrial (LI)
Existing Zoning Classification:	R-R (Rural Residential), W-1 (Watercourse, Watershed, and Conservation Areas), & N-A (Natural Assets), M-SC (Manufacturing – Service Commercial)
Change of Zone Required:	Yes
<b>Surrounding Zoning Classification</b>	
North:	N-A (Natural Assets)
East:	N-A (Natural Assets) & M-SC (Manufacturing – Service Commercial)
South:	M-SC (Manufacturing – Service Commercial)
West:	Specific Plan 327 (SP) – Toscana
Existing Development and Use:	
<b>Surrounding Development and Use</b>	
North:	Vacant Land and Conservation Areas
East:	Vacant Land

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA01169**  
**VICINITY/POLICY AREAS**

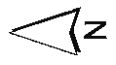
Supervisor: Jeffries  
 District 1

Date Drawn: 07/26/2016  
 Vicinity Map



Zoning Area: Alberhill

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan involving new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different land use designations than those shown on this map. This map is for informational purposes only and does not constitute an official Planning Department office at Riverside at 853755-5400 (Western Counsel) for its full text at (760)863-8277 (Western County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01169

LAND USE

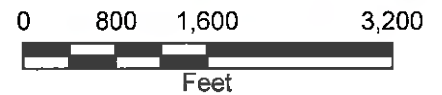
Supervisor: Jeffries  
District 1

Date Drawn: 07/26/2016  
Exhibit 1



Zoning Area: Alberhill

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)955-3300 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplains.org>

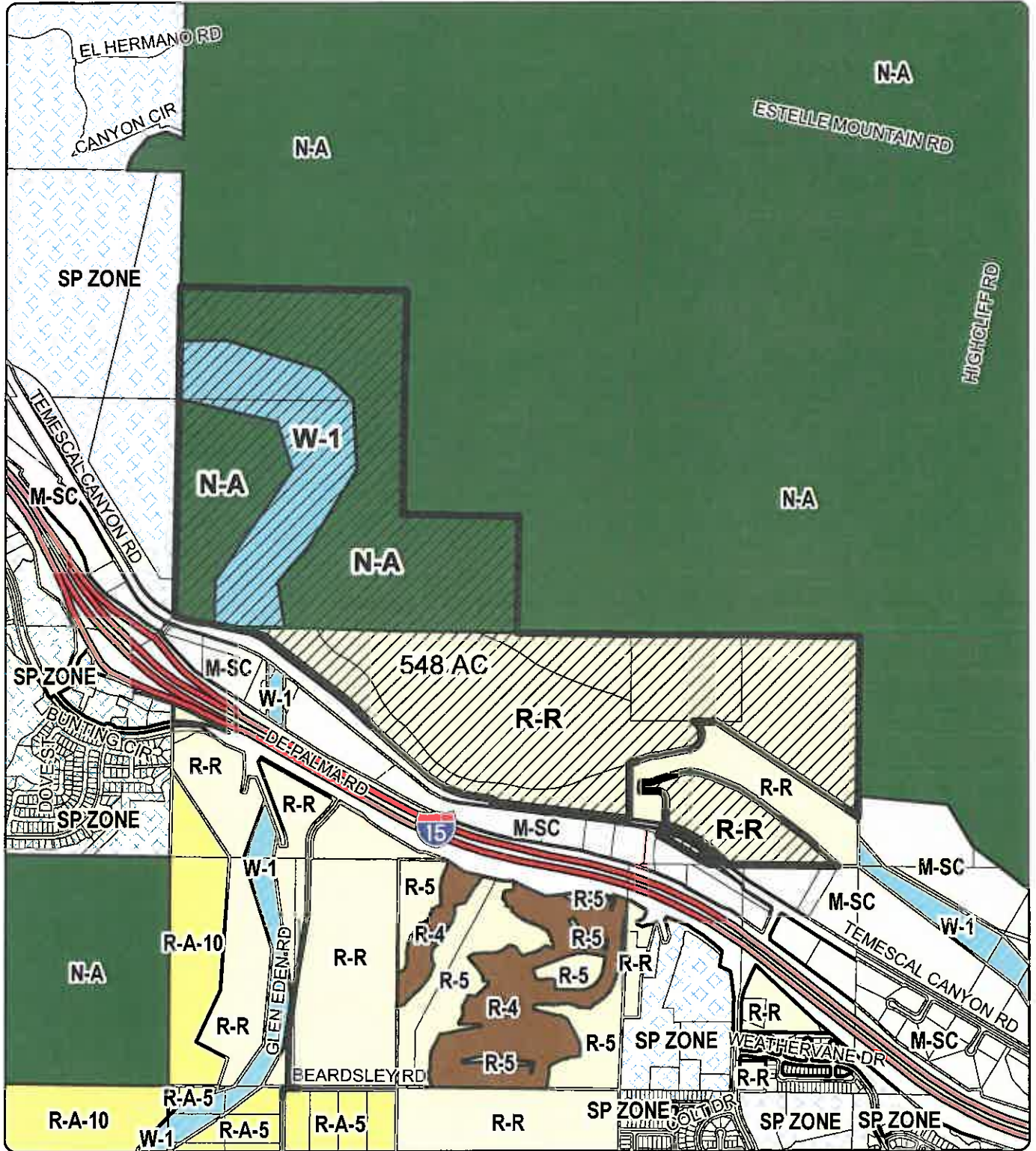
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01169

EXISTING ZONING

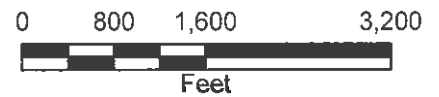
Supervisor: Jeffries  
District 1

Date Drawn: 07/26/2016  
Exhibit 2



Zoning Area: Alberhill

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)958-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://pubs.ci.rctdms.org>



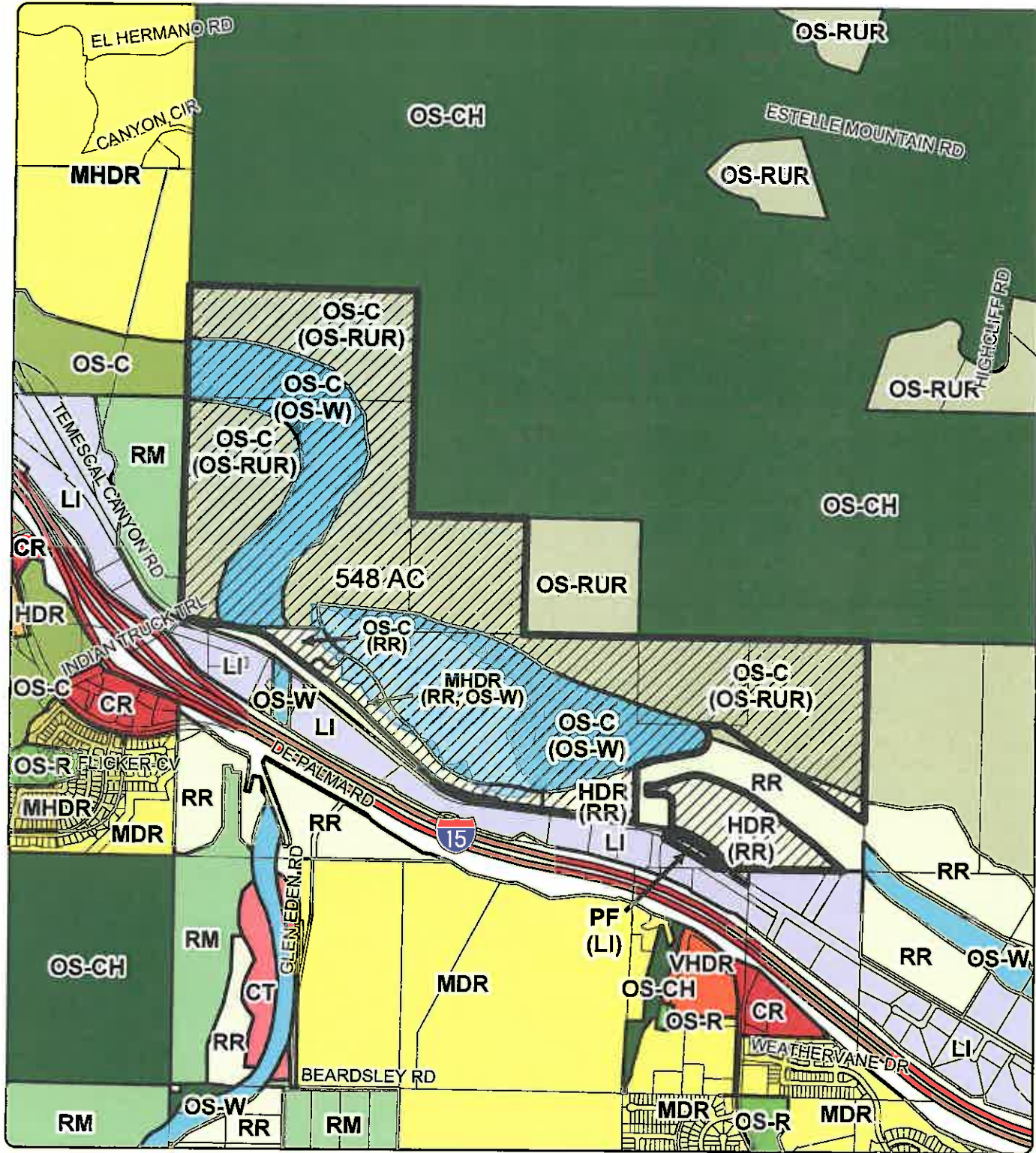
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01169

PROPOSED GENERAL PLAN

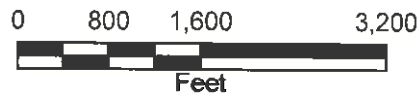
Supervisor: Jeffries  
District 1

Date Drawn: 07/26/2016  
Exhibit 6



Zoning Area: Alberhill

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.rctdca.org>

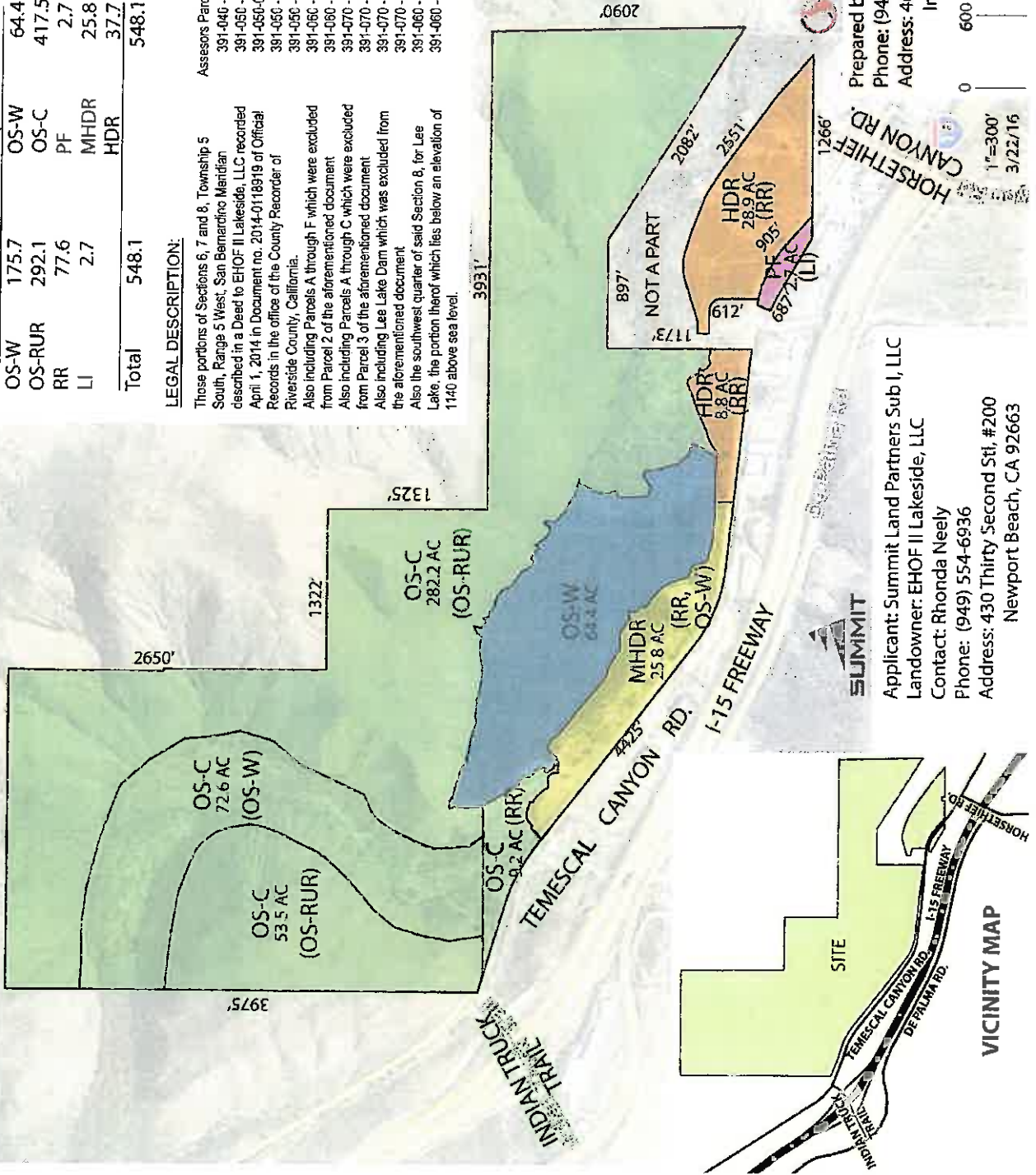
# FGPA/ELSINORE AREA PLAN AMENDMENT LAND USE Lakeside-Temescal Valley

Existing	AC	Proposed	AC
OS-W	175.7	OS-W	64.4
OS-RUR	292.1	OS-C	417.5
RR	77.6	PF	2.7
LI	2.7	MHDR	25.8
<b>Total</b>	<b>548.1</b>	<b>HDR</b>	<b>37.7</b>
			<b>548.1</b>

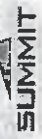
## LEGAL DESCRIPTION:

These portions of Sections 6, 7 and 8, Township 5 South, Range 5 West, San Bernardino Meridian described in a Deed to EHOF II Lakeside, LLC recorded April 1, 2014 in Document no. 2014-0118919 of Official Records in the office of the County Recorder of Riverside County, California.  
Also including Parcels A through F which were excluded from Parcel 2 of the aforementioned document  
Also including Parcels A through C which were excluded from Parcel 3 of the aforementioned document  
Also including Lee Lake Dam which was excluded from the aforementioned document  
Also the southwest quarter of said Section 8, for Lee Lake, the portion thereof which lies below an elevation of 1140 above sea level.

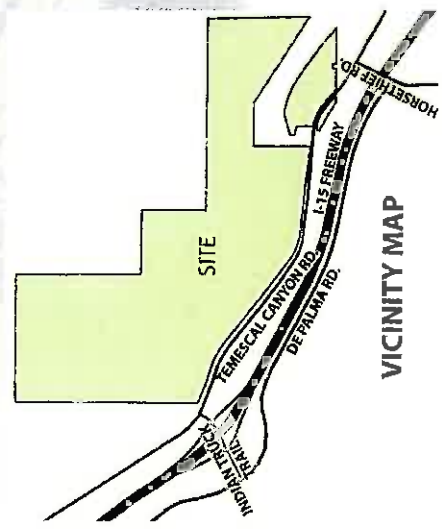
Assessors Parcel Nos:  
391-046-003  
391-050-002  
391-050-003  
391-050-007  
391-056-008  
391-060-002  
391-060-018  
391-070-006  
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391-070-008  
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391-060-020  
391-060-022

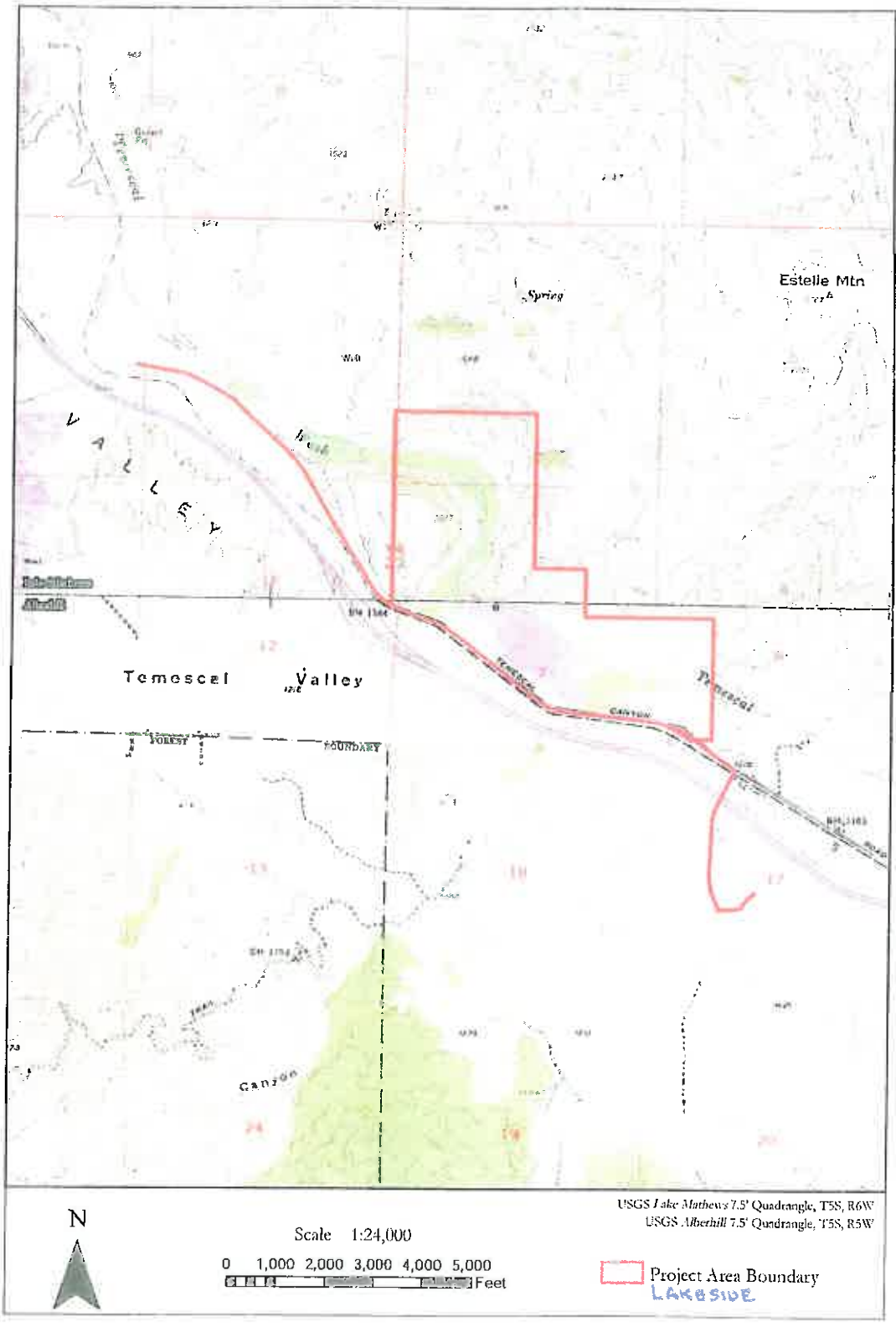


**Stantec**  
Prepared by: Stantec  
Phone: (949) 474-1400  
Address: 46 Discovery #250  
Irvine, CA 92618



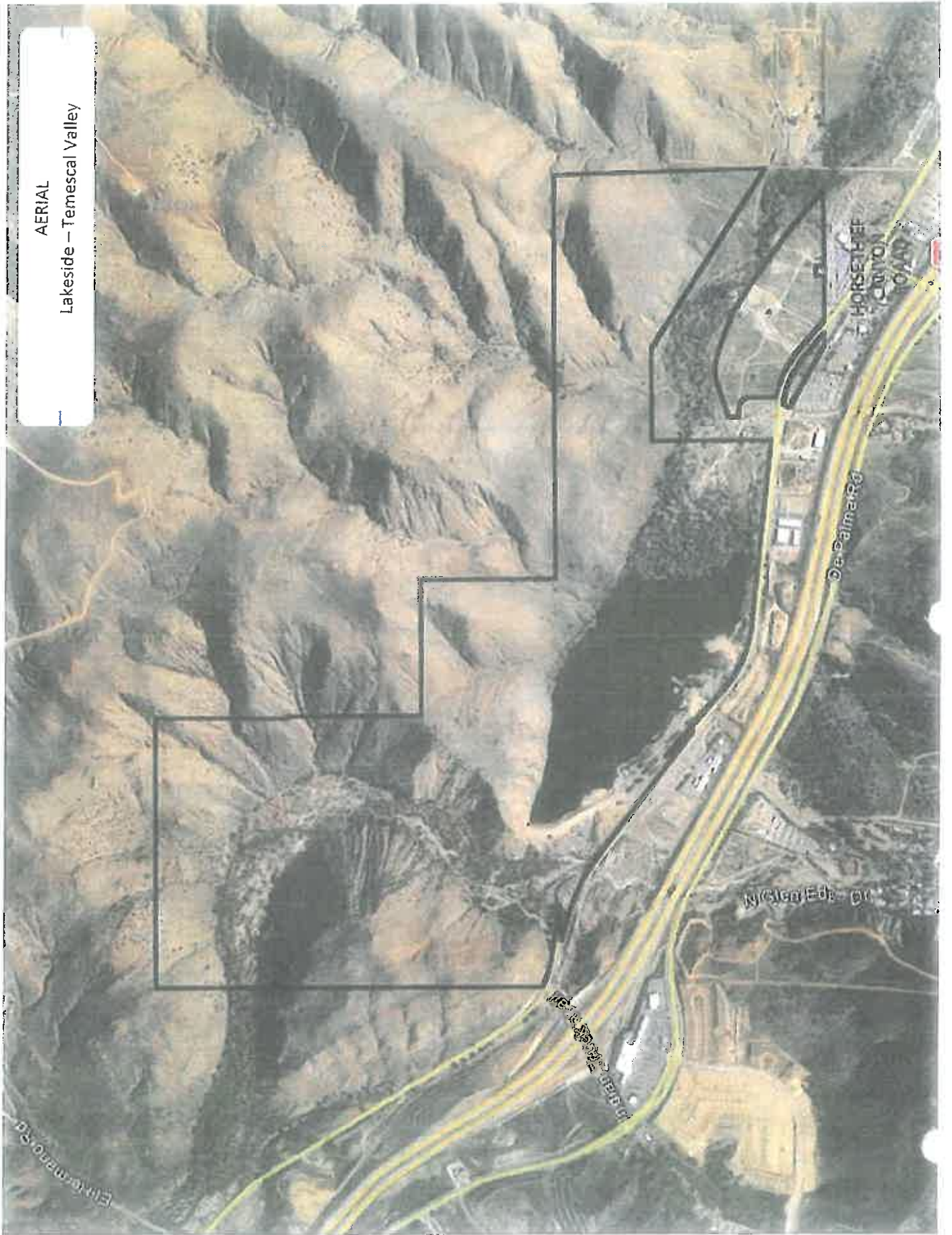
Applicant: Summit Land Partners Sub I, LLC  
Landowner: EHOF II Lakeside, LLC  
Contact: Rhonda Neely  
Phone: (949) 554-6936  
Address: 430 Thirty Second St, #200  
Newport Beach, CA 92663





AERIAL

Lakeside - Temescal Valley





# 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:

#### APPLICATION INFORMATION:

Applicant Name: SUMMIT LAND PARTNERS SUB I LLC

Contact Person: RHONDA NEELY

E-Mail: RNEELY@SUMMITLLC.COM

Mailing Address: 430 THIRTY SECOND STREET, SUITE 200

NEWPORT BEACH, CA 92663  
City State ZIP

Daytime Phone No: (949 ) 554-6936

Fax No: (949 ) 554-6901

Engineer/Representative Name: STANTEC

Contact Person: TED GROVE

E-Mail: TED.GROVE@STANTEC.COM

Mailing Address: 46 DISCOVERY, SUITE 250

IRVINE, CA 92618  
City State ZIP

Daytime Phone No: (949 ) 474-1401 ext. 296

Fax No: (949 ) 261-8482

Property Owner Name: EHOF II LAKESIDE, LLC

Contact Person: RHONDA NEELY

E-Mail: RNEELY@SUMMITLLC.COM

Mailing Address: 430 THIRTY SECOND STREET, SUITE 200

NEWPORT BEACH, CA 92663  
City State ZIP

Daytime Phone No: (949 ) 554-6936

Fax No: (949 ) 554-6901

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

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

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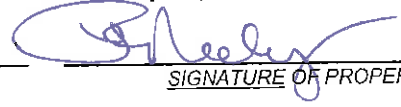
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email 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.)

Rhonda Neely, Authorized Agent for EHOF II Lakeside, LLC



PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): See attached

Approximate Gross Acreage: See attached

General location (nearby or cross streets): North of Temescal Canyon Road, South of vacant land, East of Indian Truck Trail, West of Horsethief Canyon Road

Existing General Plan Foundation Component(s): See attached

Proposed General Plan Foundation Component(s): See attached

Existing General Plan Land Use Designation(s): See attached

Proposed General Plan Land Use Designation(s): See attached

General Plan Policy Area(s) (if any): Warm Springs & Temescal Wash Policy Areas within Elsinore Area Plan

Existing Zoning Classification(s): R-R, W-1, N-A, M-SC

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

See attached

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

If yes, provide Application No(s). GPA1030, HANS724, EA41862, HANS2201, SP387, CZ07851  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA42728 EIR No. (if applicable): EIR 545

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): See attached list

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	Southern California Edison		
Gas Company	Southern California Gas Company	x	
Telephone Company	Verizon / Time Warner	x	
Water Company/District	Elsinore Valley Municipal Water District ("EVMWD")	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	EVMWD (project to be served either by private treatment plant or expansion of Horsethief plant)		x

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Project to be served, under agreement with EVMWD, by a private on-site sewer treatment plant.

In the alternative, the project may participate in, and be served by, the expansion of the  
Horsethief wastewater treatment plant approximately 3/4 of a mile from the project.

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed) ([http://webintprod.agency.tlma.co.riverside.ca.us/MMC\\_Viewer/Custom/disclaimer/Default.htm](http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm))


If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date April 4, 2016

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_





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

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**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 - see the Internal Consistency section of the attached Findings.

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**NOTES:**

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

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
  - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. This completed application form, along with the requisite filing fees, are required to file an application with the County of Riverside Planning Department.

Lakeside – Temescal Valley  
Foundation General Plan Amendment # 6PA01169  
PROPERTY INFORMATION  
DETAILS

1.1 LOCATION

The Lakeside – Temescal Valley Foundation General Plan Amendment (“F-GPA”) site encompasses approximately 548 acres of mostly undeveloped land in an unincorporated area of western Riverside County. It is located in Temescal Canyon which is formed by the Santa Ana Mountains to the southwest and Gavilan Hills to the northeast. The site is physically about 3.5 miles from the Orange County border and  $\pm$  0.5 mile to the Cleveland National Forest to the southwest. Regional access is from the I-15 freeway. San Diego is to the south and Orange County, San Bernardino and Los Angeles are to the north, as shown on Figure 1.1, Regional Location Map, and Figure 1.2, Vicinity Location Map.

Figure 1.1 – Regional Location Map



Figure 1.2 – Vicinity Location Map



**Lakeside – Temescal Valley**  
**Foundation General Plan Amendment # GPA01169**  
**PROPERTY INFORMATION**  
**DETAILS**

Though Lee Lake is centrally located within the site area, it is owned separately by Elsinore Valley Municipal Water District (EVMWD) and is included in this F-GPA with permission from EVMWD.

Temescal Canyon Road generally runs parallel to the I-15 freeway and Temescal Canyon Wash. The southwest site boundary is located adjacent to the Temescal Canyon Road right of way, except for an approximately 2.7 acre parcel located on the south side of Temescal Canyon Road. Access to the site is from the I-15 freeway at Indian Truck Trail to the west and from Horsethief Canyon Road on the east side of the site, both of which tee into Temescal Canyon Road.

### **1.2 EXISTING LAND USE**

A recreational fishing concession has been in operation at the site for approximately thirty years. The concessionaire sold the property to EHOFF II Lakeside, LLC/Summit Land Partners Sub I LLC (“Summit”), and is currently leasing the property from Summit to continue the fishing operations until land use and development entitlements are complete.

Most of the improvements for the fishing concession operation have taken place along an approximately 1,900 foot frontage of Temescal Canyon Road (between the road and the lake edge). Unpaved parking areas, a small general store, boat docks, boat ramps and portable accessory buildings are located in this area. Adjacent to this on the west end there is an approximately 750’ long dam built to create the lake. An unpaved service road runs along the top of the dam.

The lake edge connects to natural open space to the north and continues to rise into steep terrain forming the Gavilan Hills. The property east of the lake contains six agricultural well sites proposed to be abandoned and is located north and south of the “Not a Part” area owned by the Riverside County Flood Control District, as shown on the GPA Land Use exhibit.

### **1.3 VISION**

Lakeside is envisioned as a gated residential planned community which permanently conserves the natural hillsides by clustering development onto the already-disturbed flat portions of the site adjacent to Temescal Canyon Road. While the existing General Plan land uses state that 20-acre home sites north and west of the lake and 5-acre home sites south and east of the lake are an allowable use, this proposed Foundation General Plan Amendment would restrict all development to the already-disturbed portions of the site, south and east of the lake. About 76% of the site ( $\pm$  417.5 acres), as proposed, will be conserved as permanently-conserved open space and about 11.7% as lake. The permanently-conserved open space is intended to be sold to a Mitigation Banker for perpetual management. Development will be clustered, as encouraged by the General Plan, near Temescal Canyon Road on the remaining  $\pm$  12.3% of the site.

Lakeside – Temescal Valley  
 Foundation General Plan Amendment # **GPA01169**  
**PROPERTY INFORMATION**  
**DETAILS**

**1.4 ELSINORE AREA PLAN – Warm Springs Policy Area**

The Lakeside – Temescal Valley project is within the Warm Springs Policy Area of the Elsinore Lake Area Plan (“ELAP”). This application includes an amendment to the Elsinore Area Plan land use map consistent with this Foundation General Plan Amendment but does not propose an amendment to the Elsinore Area Plan policies. The unique features of this policy area are described within the ELAP as: “...generally characterized by rural uses set along steep slopes. Development is concentrated adjacent to Interstate 15...” Approval of the this Foundation General Plan Amendment will bring the project site more closely into conformance with the Warm Springs Policy Area by eliminating the land use designation allowing development of the adjacent steep slopes of the Gavilan Hills and instead clustering development adjacent to Interstate 15.

The table below outlines how this proposed Foundation General Plan Amendment is in conformance with the Warm Springs policies under the ELAP:

<b>ELAP Policy (Warm Springs Policy Area)</b>	<b>Conformance Analysis</b>
<p>ELAP 1.1 – Protect the life and property of residents and maintain the character of the Gavilan Hills through adherence to the <u>Hillside Development and Slope section</u> of the <i>Land Use Element</i>, the <u>Environmentally Sensitive Lands section</u> of the <i>Multipurpose Open Space Element</i>, and the <u>Slope and Soil Instability section</u> of the <i>Safety Element</i>.</p>	<p><b>(COMPLIES):</b> <u>Hillside Development and Slope section</u> of the <i>Land Use Element</i></p> <p>These policies focus on encouraging adaptive construction techniques to minimize alteration of natural landforms and allowing “<i>development clustering to retain slopes in natural open space whenever possible.</i>”</p> <p>Given that the entire northern portion of the project site contains natural slopes and significant elevation changes, the majority of the project site would be designated as natural open space. Development would be clustered to occur south of Lee Lake and Temescal Wash to avoid alterations to natural land forms and vegetation. No hillside development would occur. Should the borrow site be utilized, the project would temporarily impact a portion of the hillside slopes. However, upon completion of excavation, the borrow site would be revegetated and restored to its predominantly natural state.</p> <p><b>(COMPLIES):</b> <u>Environmentally Sensitive Lands section</u> of the <i>Multipurpose Open Space Element</i></p> <p>This policy is to preserve multi-species habitat, create active &amp; passive parks, recreation areas and trails, and to conserve natural, cultural &amp; scenic resources. The approval of this F-GPA will allow the implementation of the Lakeside Specific</p>

Lakeside – Temescal Valley  
Foundation General Plan Amendment # **GPA 01169**

PROPERTY INFORMATION  
DETAILS

Plan 387 which accomplishes all of these policies.

Any project implemented under this F-GPA, will be required to complete the County's Habitat Assessment and Negotiation Strategy process ("HANS") and be found in compliance with the MSHCP.

Active & passive parks, recreation areas and trails will be provided as follows: (a) construction of the historic Butterfield trail along approximately 4,500 linear feet of Temescal Valley Road; (b) construction of an internal private trail system connecting the entire community; (c) construction of a private community center; (d) active and passive pocket parks throughout the community; and (e) active private boating and fishing on the lake.

Natural, scenic and cultural resources are preserved through approval of this F-GPA. The current land use designations contemplate 5-acre and 20-acre home sites over 100% of the site. With the approval of this F-GPA, approximately 76% of the site will be preserved as permanently conserved open space with all development clustered adjacent to Temescal Canyon Road preserving these important natural, cultural and scenic resources.

The ± 417.5 acres being proposed for permanent conservation far exceeds mitigation for the project's impacts. The MSHCP policies include the provision to "Provide incentives to landowners that will encourage the protection of significant resources in the County beyond the preservation and/or conservation required to mitigate project impacts." The landowner proposes to (a) conserve approximately 76% of the site as permanently conserved open space through the sale to a Mitigation Banker who will manage the lands in perpetuity; (b) maintain approximately ± 11.7% for lake uses; and (c) the remaining ± 12.3% would be developed with homes, recreation and supporting facilities.

**(COMPLIES):** Slope and Soil Instability Hazards & Fire Hazards section of the Safety Element

County-approved professionals in the Geotechnical and Fire Safety fields have been retained for the project and these professionals will continue to be involved in the review, analysis and design of the project through implementation,

Lakeside – Temescal Valley  
 Foundation General Plan Amendment # ~~GPA 01167~~  
**PROPERTY INFORMATION**  
**DETAILS**

	to ensure conformance with County requirements. A fire safety expert has prepared and coordinated a Fuel Modification Plan which has been incorporated into the proposed Lakeside Specific Plan. A geotechnical engineer has provided a geotechnical investigation report which concluded the project site is suitable for the proposed residential development and would not adversely affect the stability of adjoining properties.
ELAP 1.2 – Require that development of contiguous areas designated as Light Industrial be designed in a coordinated manner.	<b>(COMPLIES):</b>  With the approval of this F-GPA, there will be no Light Industrial designations; however, the ± 2.7 acres proposed as Public Facilities will be designed to coordinate with adjacent Light Industrial properties.
ELAP 1.3 – Require that all commercial and industrial uses be sensitive to environmental hazards (i.e., flooding) and not substantially impact environmental resources (i.e., biological and water quality).	<b>(COMPLIES):</b>  With the approval of this F-GPA, there will be no commercial nor industrial designations for the project site.
ELAP 1.4 – Require commercial and industrial uses to not substantially impact circulation systems.	<b>(COMPLIES):</b>  This F-GPA would remove the Light Industrial designation (which allows light manufacturing) in favor of Public Facilities in order to accommodate a potential package sewer treatment plant, or similar use, for which there will be minimal traffic trips.

**1.5 ELSINORE AREA PLAN – TEMESCAL WASH POLICY AREA**

The Lakeside – Temescal Valley project is also within the Temescal Wash Policy Area of the Elsinore Lake Area Plan (“ELAP”). This application includes an amendment to the Elsinore Area Plan land use map consistent with this Foundation General Plan Amendment but does not propose an amendment to the Elsinore Area Plan policies. The unique features of this policy area are described within the ELAP as: “...an important component of the Western Riverside County MSHCP and has the potential for providing recreational amenities to serve the planning area.”

The table below outlines how this proposed Foundation General Plan Amendment is in conformance with the Temescal Wash policies under the ELAP:

Lakeside – Temescal Valley  
Foundation General Plan Amendment #GPA 01163  
PROPERTY INFORMATION  
DETAILS

ELAP 2.1 – Protect the multipurpose open space attributes of the Temescal Wash through adherence to policies in the Flood and Inundation Hazards section of the *Safety Element*; the Non-motorized Transportation section of the *Circulation Element*; the Multiple Species Habitat Conservation Plan and the Environmentally Sensitive Lands section of the *Multipurpose Open Space Element*; and the Open Space, Habitat and Natural Resource Preservation section of the *Land Use Element*.

**(COMPLIES):** Flood and Inundation Hazards section of the *Safety Element*

The current 100-year flood zone area along the south side of Temescal Wash would be elevated above the 100-year flood elevations to remove these portions of the project from the flood zone.

**(COMPLIES):** Non-motorized Transportation section of the *Circulation Element*

Under this F-GPA, the Lakeside Specific Plan is designed as a pedestrian-friendly, walkable community. It includes private multi-purpose trails, enhanced local streets with sidewalks and available right-of-way for a potential bus turn out. Approximately 4,500 linear feet of the project frontage along Temescal Canyon Road would include a bicycle lane, and a multipurpose trail along the Butterfield Overland Stage Coach route.

**(COMPLIES):** Multiple Species Habitat Conservation Plan and Environmentally Sensitive Lands section of the *Multipurpose Open Space Element*

This policy is to preserve multi-species habitat, create active & passive parks, recreation areas and trails; and to conserve natural, cultural & scenic resources. The approval of this F-GPA will allow the implementation of the Lakeside Specific Plan 387 which accomplishes all of these policies.

Through the demonstration of biologically equivalent or superior methodology, the project is in full compliance with the MSHCP and will be required to complete the County's Habitat Assessment and Negotiation Strategy process ("HANS"). The MSHCP policies include the provision to "Provide incentives to landowners that will encourage the protection of significant resources in the County beyond the preservation and/or conservation required to mitigate project impacts."

Active & passive parks, recreation areas and trails will be provided as follows: (a) construction of the historic Butterfield trail along approximately 4,500 linear feet of Temescal Valley Road; (b) construction of an internal private trail system connecting the entire community; (c)



Lakeside -- Temescal Valley  
 Foundation General Plan Amendment # GPA 01169  
 PROPERTY INFORMATION  
 DETAILS

	<p>construction of a private community center; (d) active and passive pocket parks throughout the community; and (e) active private boating and fishing on the lake.</p> <p>Natural, scenic and cultural resources are preserved through approval of this F-GPA. The current land use designations contemplate 5-acre and 20-acre home sites over 100% of the site. With the approval of this F-GPA, approximately 76% of the site will be preserved as permanently conserved open space with all development clustered adjacent to Temescal Canyon Road preserving these important natural, cultural and scenic resources.</p> <p>The ± 417.5 acres being proposed for permanent conservation far exceeds mitigation for the project's impacts. The MSHCP policies include the provision to "Provide incentives to landowners that will encourage the protection of significant resources in the County beyond the preservation and/or conservation required to mitigate project impacts." The landowner proposes to (a) conserve approximately 76% of the site as permanently conserved open space through the sale to a Mitigation Banker who will manage the lands in perpetuity; (b) maintain approximately ± 11.7% for lake uses; and (c) the remaining ± 12.3% would be developed with homes, recreation and supporting facilities.</p> <p><b>(COMPLIES):</b> <u>Open Space, Habitat and Natural Resource Preservation section of the Land Use Element</u></p> <p>The majority of the site would be designated as natural open space to preserve sensitive habitats and/or aesthetic features of the project area. The current land use designations contemplate 5-acre and 20-acre home sites over 100% of the site. With the approval of this F-GPA, approximately 77% of the site will be preserved as permanently conserved open space with all development clustered adjacent to Temescal Canyon Road preserving these important natural, cultural and scenic resources.</p>
<p>ELAP 2.2. -- Encourage the maintenance of the Temescal Wash in its natural state, with its ultimate use for recreational and open space purposes such</p>	<p><b>(COMPLIES):</b></p> <p>Other than minor scour protection, Temescal Wash will be maintained in its natural state under this F-GPA. The Temescal Wash flows into Lee Lake. The Lakeside project proposes to utilize the lake for compatible recreational</p>

Lakeside – Temescal Valley  
Foundation General Plan Amendment # *GPA01169*  
**GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION  
FINDINGS**

1. (FOUNDATION FINDING) The Foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

The project site encompasses approximately 548.1 acres of mostly undeveloped land in an unincorporated area of Riverside County (the “County”). The existing land use designations are Open Space Water (“OS-W”), Open Space Rural (“OS-RUR”), Rural Residential (“RR”) and Community Development Light Industrial (“LI”). This Foundation General Plan Amendment (“FGPA”) proposes to modify the existing land use designations to Open Space Conservation (“OC-C”), OS-W, Community Development Public Facilities (“PF”) (for a private wastewater treatment plant or other public service use), Community Development Medium High Density Residential (“MHDR”) and Community Development High Density Residential (“HDR”).

*A. New Circumstance or Conditions*

The County recently amended the Toscana Specific Plan (aka Terramor), which is located adjacent to the project site. The Toscana Specific Plan allows for medium, medium high and high density residential uses and targets approximately 1,443 units over 300 acres, plus open space, within the Temescal Valley. Much like the Toscana project, the FGPA would allow for complementary medium high and high density housing. The FGPA also allows for the preservation of approximately 417.5 acres of land by redesignating the land OS-C. The Temescal Valley area of the County is changing in light of the Toscana Specific Plan, and this FGPA complements the soon-to-be neighboring community. The property is also located near the Sycamore Creek master-planned community and Horsethief Canyon Ranch Specific Plan, which have residential, commercial and school uses. Accordingly, this FGPA proposes to change the existing land use designations to create consistency with the changing and existing character of the surrounding area.

*B. Riverside County Vision*

The FGPA eliminates existing land use designations allowing development of the adjacent steep slopes of the Gavilan Hills and, instead, clusters development adjacent to Interstate 15. The existing General Plan land use designations allow 20-acre home sites north and west of the lake and 5-acre home sites south and east of the lake. However, the proposed FGPA would restrict all development to the already-disturbed portions of the site, south and east of the lake. About 90% of the site, as proposed, will be permanently-conserved open space and recreation.

This FGPA has been prepared in conjunction with the County’s Vision and is consistent with it. The County’s General Plan Vision is the County’s blueprint for long-term, managed and sustainable growth, but is also flexible enough to adapt when market conditions and other external forces fundamentally shift land use patterns and development. (See Vision Statement,

Lakeside – Temescal Valley  
Foundation General Plan Amendment # *6PA01169*  
**GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATIONS  
FINDINGS (Continued)**

Integration Section, p. V-9.) The land use patterns in the area, including the Toscana Specific Plan, allow for medium high and high density residential developments, and this FGPA reflects that shift.

The Vision Statement says, “[c]onserved multi-purpose open space is viewed as a critical part of Riverside County’s system of public facilities and services required to improve the existing quality of life and accommodate new development,” and “[a] major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County.” (Vision Statement, Conservation and Open Space Resource System Section, p. V-17.) The County is also “committed to maintaining sufficient areas of natural open space to afford the human experience of natural environments as well as sustaining the permanent viability of the unique landforms and ecosystems that define this environment.” (Vision Statement, p. V-6.) The FGPA proposes to preserve existing habitat areas that currently allow for development. Here, approximately 416.5 acres would be designed OS-C and 64.4 acres as OS-W, which is consistent with the County’s Vision for establishing permanent open-space areas and unique landforms.

Furthermore, the Vision Statement acknowledges “shelter as one of the most basic community needs,” and the County values the “willingness of communities and their leaders to accept housing for the growing population.” (Vision Statement, p. V-6.) The FGPA proposes to designate approximately 25.8 acres as MHDR and 37.7 acres as HDR. This type of residential development provides medium and higher density residential uses, which will create a diverse range of housing options. The Vision Statement also recognizes “built environments that are concentrated in and around livable centers that have a diverse mix of uses, unique character, and easy access to a wide range of transportation choices.” (Vision Statement, p. V-6.) The FGPA focuses these MHDR and HDR areas adjacent to Lee Lake, Temescal Canyon Road and the I-15 Freeway.

The FGPA will also change the disturbed and non-conserved portions of the site from RR to HDR and MHDR, and LI to PF (to potentially accommodate a wastewater treatment plant). This change is consistent with the County’s Vision, as demonstrated under Our Communities and Their Neighborhoods section which states, “[d]evelopment occurs only where appropriate and where adequate public facilities and services are available or are provided for at the time of development in accordance with adopted level-of-service standards.” (Vision Statement, p. V-14.) Changing the land use to HDR and MHDR in areas that are already disturbed, while leaving open space areas intact and providing adequate facilities, will enable a framework of uses that are appropriate and compatible with the County’s long-term vision.

Finally, the Population Growth portion of the County’s Vision statement says, “[p]opulation growth continues and is focused where it can best be accommodated.” (Vision Statement, p. V-12.) This section also states, “[n]ew growth patterns no longer reflect a pattern of random sprawl. Rather they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.” (*Id.*) Changing the site’s land use designations to

Lakeside – Temescal Valley  
Foundation General Plan Amendment # *CPA0169*  
**GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATIONS  
FINDINGS (Continued)**

HDR and MHDR will enable the site to be compatible with the Toscana Specific Plan, Sycamore Creek community and Horsethief Canyon Ranch Specific Plan. This change also promotes clustering development to disturbed areas adjacent to transportation corridors and away from preserved open space. Pursuant to the County's Vision, this consolidates future growth into an area that can accommodate it.

*C. Internal Consistency*

This proposed FGPA is consistent with the Elsinore Area Plan as amended by this FGPA and in conformance with the policies and objectives of the General Plan elements. The FGPA has been evaluated carefully in conjunction with each of the ten (10) General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities and Administration to ensure that the FGPA is in conformance with the applicable policies and objectives, as well as the Elsinore Area Plan.

The FGPA acknowledges that the County is known for its extraordinary environmental setting and that this open space is one of the primary defining aspects of the County's livability and character. The County's biological health and diversity is dependent upon the preservation of natural open spaces. (Land Use Element, p. LU-59.) "Neighborhood and community parks and recreational fields also provide important facilities that enhance the quality of life for local residents and visitors." (*Id.*) This FGPA preserves approximately 417.5 acres as OS-C, 64.4 acres as OS-W, and uses Lee Lake as the future planned community's focal point. Accordingly, the FGPA is also supported by the following policies:

- Policy LU 9.1: Provide for permanent preservation of open space lands that contain important natural resources, cultural resources, hazards, water features, watercourses including arroyos and canyons, and scenic and recreational values.
- Policy LU 9.3: Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life.

The FGPA also eliminates existing land use designations allowing development of the adjacent steep slopes of the Gavilan Hills and, instead, clusters development to the already disturbed areas adjacent to Interstate 15. This approach is consistent with General Plan policies promoting clustering and creates diversity in housing types, which are limited by the current designation. (See, LU 9.4 and 12.1, Land Use Element, p. LU-40 and Housing Element, p. H-97, "[c]lustering is encouraged in all residential designations.")

As explained above and throughout this application, this proposed FGPA will not create an inconsistency with any of the General Plan elements or the Elsinore Area Plan, as amended by this FGPA, and will promote the goals of clustered development and preservation of open space. Furthermore, any development project will be required to adhere to all applicable Riverside

Lakeside – Temescal Valley  
Foundation General Plan Amendment # CPA01169  
**GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATIONS  
FINDINGS (Continued)**

County Zoning Code or Specific Plan provisions relating to site planning, landscaping and transportation, as well as all applicable California State building codes.

## NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1169 (Foundation and Entitlement/Policy)** – APPLICANT: Summit Land Partners, LLC – ENGINEER/REPRESENTATIVE: Stantec – First Supervisorial District – Elsinore Area Plan – Temescal Zoning District – ZONE: Natural Assets (NA), Watercourse, Watershed, and Conservation Areas (W-1), and Rural Residential (R-R) – LOCATION: Generally located North of I-15, east of Canyon Circle, and surrounding Corona Lake – PROJECT SIZE: 548 gross acres – **REQUEST:** Proposal to amend and reconfigure portions of the project site's General Plan Foundation Components from Open Space (OS) and Rural (RUR) to Community Development (CD) and amend its Land Use Designations from Rural (RUR) and Rural Residential (RR) to Conservation (C), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 13 parcels, totaling 548 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 391-040-003, 391-050-002, 391-050-003, 391-050-007, 391-050-008, 391-060-002, 391-060-018, 391-060-020, 391-060-022, 391-070-006, 391-070-007, 391-070-008, and 391-070-009.

**TIME OF MEETING:** 1:00pm (or as soon as possible thereafter)  
**DATE OF MEETING:** Thursday, August 18, 2016  
**PLACE OF MEETING:** Riverside County Flood Control  
1995 Market Street  
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:  
<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

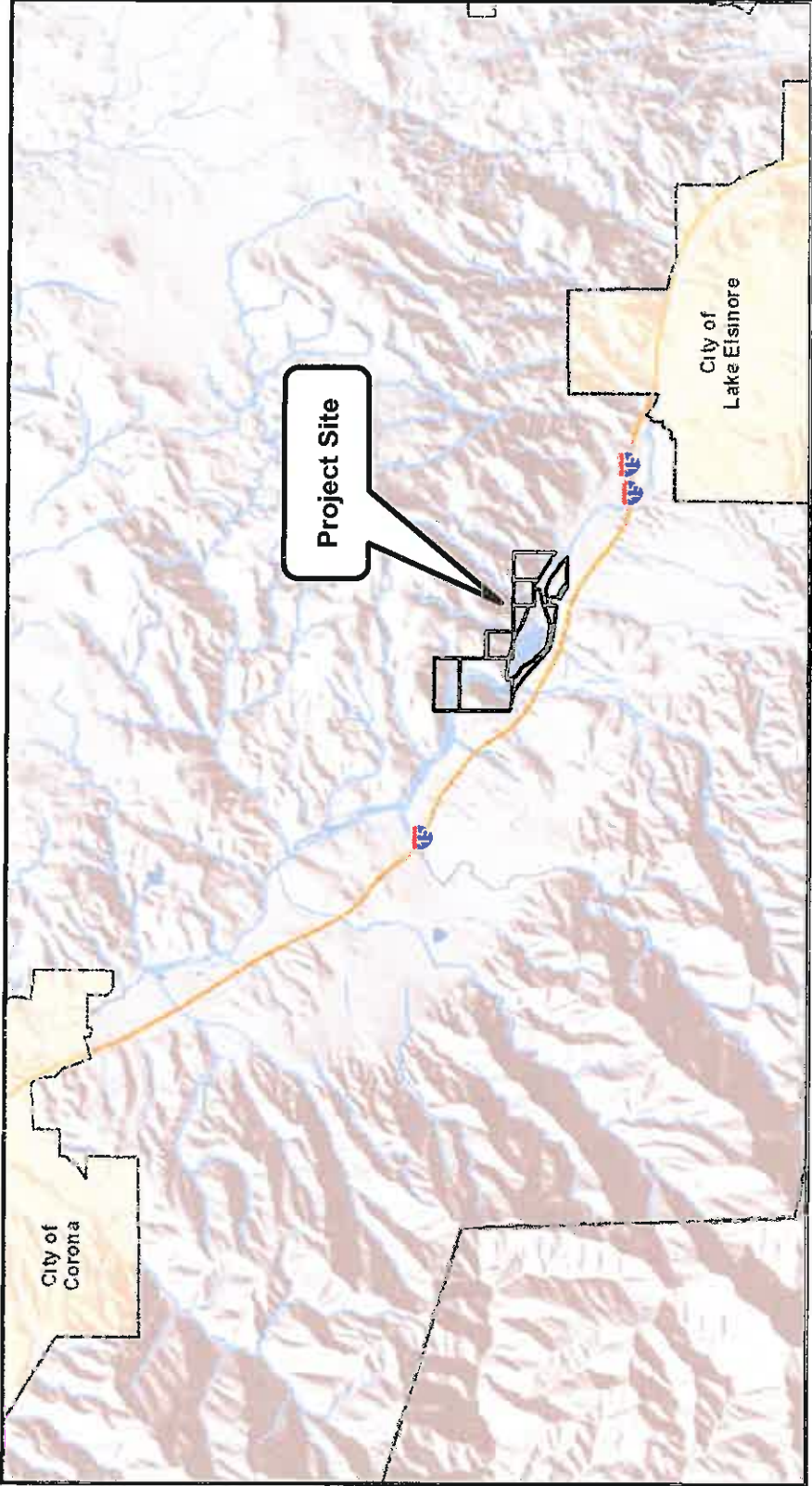
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409








Agenda Item No.: 2.3  
Area Plan: Lake Mathews/Woodcrest  
Supervisory District: First  
Project Planner: John Earle Hildebrand III

General Plan Amendment No. 1172  
Property Owner: Multiple Owners  
Applicant: Martin Caputo  
Engineer/Representative: Blaine Womer

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1172 is a General Plan Regular Foundation Component Amendment to change the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on one parcel, totaling 1.87 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

**LOCATION:** Generally located northerly of Van Buren Boulevard, southerly of Iris Avenue, easterly of Gamble, and westerly of Chicago Avenue.

**PROJECT APN:** 274-120-026

**GENERAL PLAN INITIATION PROCESS (GPIP):** Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

**JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED:**

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. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

Justification for the proposed amendment can be summarized in two parts. First, Van Buren Boulevard is a heavily traveled corridor that would benefit from commercial or professional services rather than very low density residential development. In addition, the site is a corner lot with a signalized intersection at Van Buren Boulevard and Gamble Avenue. The second point of note would be commercial development has encroached towards the subject property; most recently the property across Van Buren Boulevard is currently being developed.

**GENERAL PLAN ADVISORY COMMITTEE ACTION:** This application was considered by the General Plan Advisory Committee (“GPAC”) during a public meeting on August 18, 2016 and was recommended for initiation to the Planning Commission by a majority, and there was one abstention.

During the GPAC meeting, access to the site was discussed. Due to limited/restricted direct access from Van Buren Boulevard, access to the site will most likely be taken from Gamble Avenue on the west. Additionally, GPAC discussed the feasibility of developing the site for a commercial use, due to the parcel’s unique configuration. The GPAC concluded that due to the proximity of the site to Van Buren Boulevard, a commercial use rather than residential would be more appropriate.

**PROJECT SITE INFORMATION:**

- |   |  |
|---|--|
| 1. Existing Foundation Component:         | Rural Community (RC)   |
| 2. Proposed Foundation Component:         | Community Development (CD)   |
| 3. Existing General Plan Designation:     | Very Low Density Residential (VLDR)  |
| 4. Proposed General Plan Designation:     | Commercial Retail (CR)   |
| 5. Surrounding General Plan Designations: | North – Very Low Density Residential (VLDR), East – Light Industrial (LI), South – City of Riverside, and West: Very Low Density Residential (VLDR)        |
| 6. Existing Zoning Classification:        | R-A (Residential Agriculture)  |
| 7. Surrounding Zoning Classifications:    | North – R-A (Residential Agriculture), East – M-SC (Manufacturing-Service Commercial), South – City of Riverside, and West – R-A (Residential Agriculture) |
| 8. Existing Land Use:                     | Vacant Land  |
| 9. Surrounding Land Uses:                 | North – Single Family Residential, East – Industrial Facility, South – Vacant Land, and West – Single Family Residential                                   |
| 10. Project Size (Gross Acres):           | 1.87 gross acres   |

**RECOMMENDATION:** Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1172 and seeks comments from the Planning Commission on the amendment which will be provided to the Board of Supervisors. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
  - a. A MSHCP criteria cell or conservation boundary; or
  - b. An agricultural preserve; or
  - c. A high fire area; or
  - d. A special flood hazard area; or
  - e. An area susceptible to subsidence; or
  - f. An area susceptible to liquefaction; or
  - g. A half-mile of a fault line or fault zone.
3. The project site is located within:
  - a. The City of Riverside sphere of influence; and
  - b. March Air Reserve airport influence area.



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE  
MINUTE ORDER  
AUGUST 18, 2016**

**I. AGENDA ITEM 3.3**

**GENERAL PLAN AMENDMENT NO. 1172 (Foundation and Entitlement/Policy) –**  
APPLICANT: Martin Caputo – ENGINEER/REPRESENTATIVE: Blaine Womer – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – ZONE: Residential-Agriculture (R-A) – Location: Northerly of Van Buren Boulevard, southerly of Iris Avenue, easterly of Gamble, and westerly of Chicago Avenue – PROJECT SIZE: 1.87 gross acres – **REQUEST:** Proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on one parcel, totaling 1.87 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 274-120-026.

**II. DISCUSSION:**

- Ms. Melvin: There is a need for improvements in the area; this will benefit the area.

**III. GPAC ACTION:**

Motion by Mr. Cousins  
Second by Ms. Isom

All members vote to move forward (12)  
Mr. Silver abstained (1).

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

## NOTICE OF PUBLIC MEETING

**A PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1172 (Foundation and Entitlement/Policy)** – APPLICANT: Martin Caputo – ENGINEER/REPRESENTATIVE: Blaine Womer – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – ZONE: Residential-Agriculture (R-A) – Location: Northerly of Van Buren Boulevard, southerly of Iris Avenue, easterly of Gamble, and westerly of Chicago Avenue – PROJECT SIZE: 1.87 gross acres – **REQUEST:** Proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on one parcel, totaling 1.87 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 274-120-026.

**TIME OF MEETING:** 9:00am (or as soon as possible thereafter)  
**DATE OF MEETING:** **Wednesday, October 19, 2016**  
**PLACE OF MEETING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

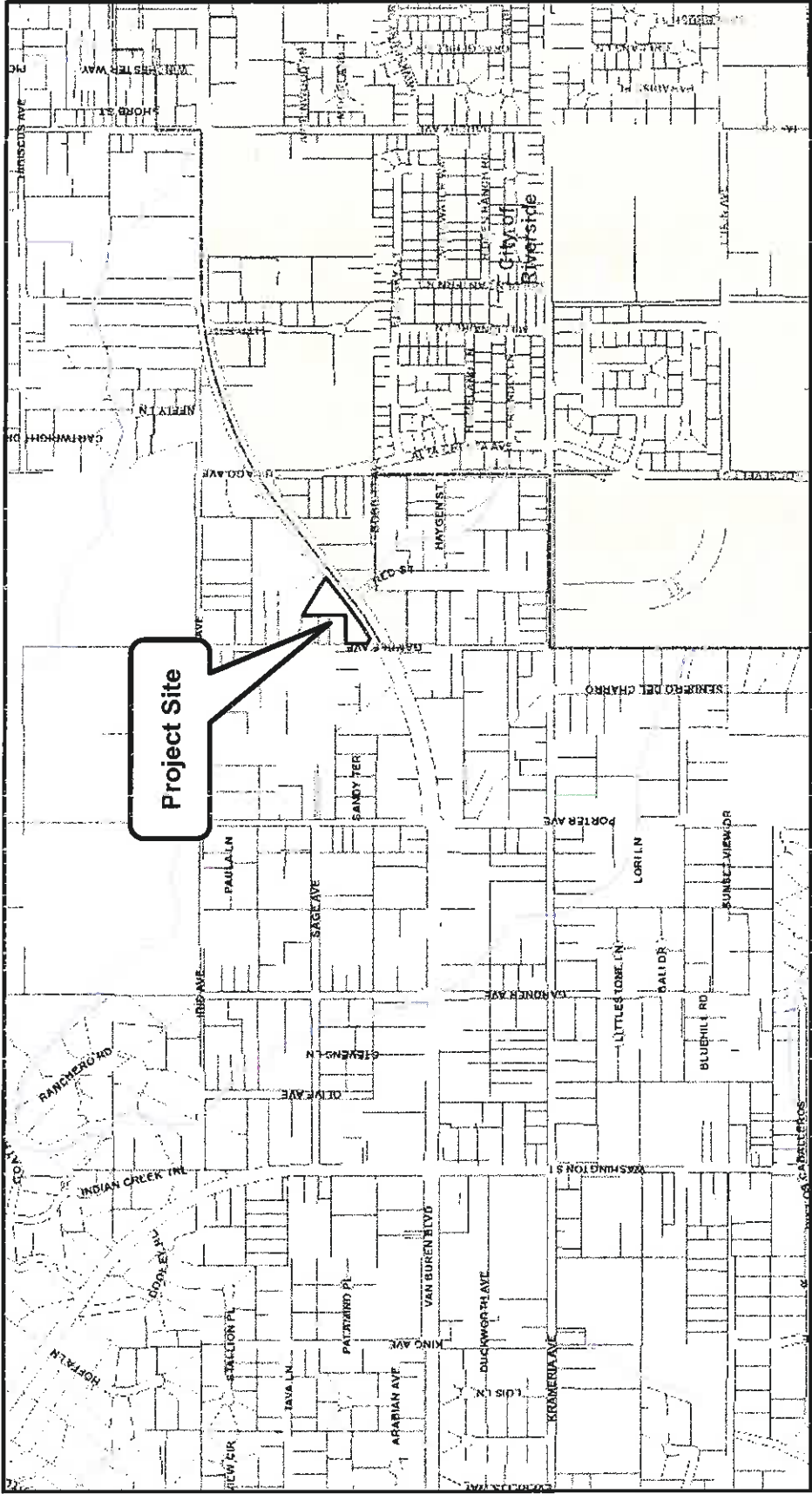
The case file for the proposed project may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the Planning Commission, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Earle Hildebrand III  
P.O. Box 1409, Riverside, CA 92502-1409





# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 18, 2016

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**Foundation GPA No.:** 1172  
**Supervisorial District:** First  
**Area Plan:** Lake Mathews/Woodcrest  
**Zoning Area/District:** Woodcrest District  
**Property Owner(s):** Under multiple owners & LLC  
**Project Representative(s):** Blaine Womer

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**PROJECT DESCRIPTION:** Proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on one parcel, totaling 1.87 gross acres.

**LOCATION:** Generally located northerly of Van Buren Boulevard, southerly of Iris Avenue, easterly of Gamble, and westerly of Chicago Avenue.

**PROJECT APN:** 274-120-026

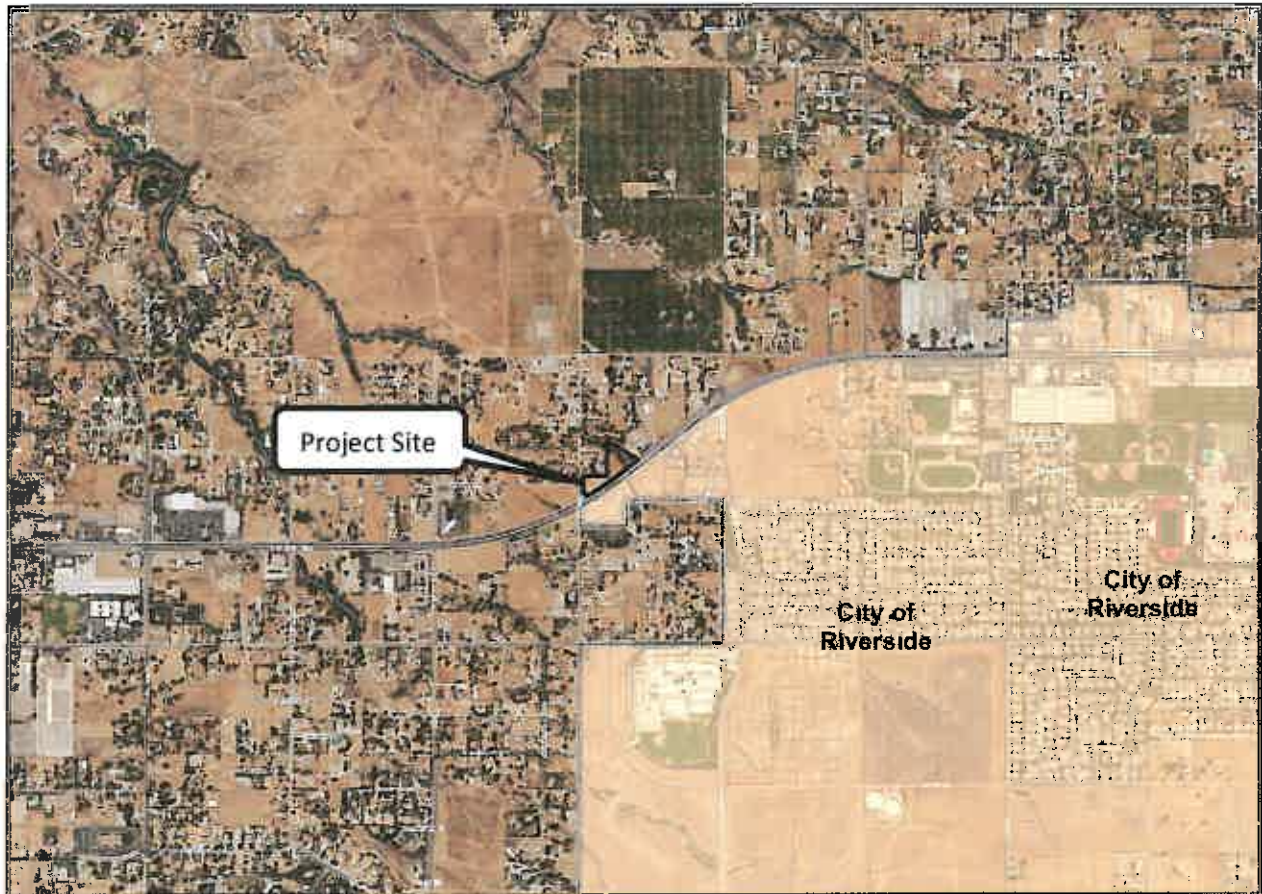


Figure 1: Project Location Map

**PROJECT DETAILS:** Proposal to amend the project site’s Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on one parcel, totaling 1.87 gross acres. This General Plan Amendment includes an accompanying Change of Zone (CZ07849) to change the site’s Zoning Classification from R-A (Residential Agriculture) to C-R (Rural Commercial).

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:** Justification for the proposed amendment can be summarized in two parts. First, Van Buren Boulevard is a heavily traveled corridor that would benefit from commercial or professional services rather than very low density residential development. In addition, the site is a corner lot with a signalized intersection at Van Buren Boulevard and Gamble Avenue. The second point of note would be commercial development has encroached towards the subject property; most recently the property across Van Buren Boulevard is currently being developed.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	1.87
Number of Parcels:	1
Sphere of Influence:	City of Riverside
Policy Area:	No
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Rural Community (RC)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use:	Commercial Retail (CR)
<b>Surrounding General Plan Land Use</b>	
North:	Very Low Density Residential (VLDR)
East:	Light Industrial (LI)
South:	City of Riverside
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	R-A (Residential Agriculture)
Change of Zone Required:	Yes
<b>Surrounding Zoning Classification</b>	
North:	R-A (Residential Agriculture)
East:	M-SC (Manufacturing-Service Commercial)



	South:	City of Riverside
	West:	R-A (Residential Agriculture)
Existing Development and Use:		Vacant land
<b>Surrounding Development and Use</b>		
	North:	Single Family Residential
	East:	Industrial facility
	South:	Vacant land
	West:	Single Family Residential

**Environmental Information:**

WRMESHCP Criteria Cell:	GPA01172 is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within an MSHCP Criteria Cell. The MSHCP does not describe conservation outside of a Criteria Area. The MSHCP does require conservation under certain conditions outside of Criteria Cells area when depending on the presence of sensitive biological features and the status of specific Conservation Objectives.  All projects within the MSHCP Plan Area must be in compliance with the MSHCP. Biological documents will have to be prepared and approved prior to any project approval within the GPA area.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	Yes – March Air Reserve
Agricultural Preserve:	No
Farmland Importance:	Urban-Built Up Land
Fire Hazard Area:	No
Fire Responsibility Area:	County of Riverside
Special Flood Hazard Area:	No
Liquefaction Area:	No potential for liquefaction
Subsidence Area:	Not in subsidence area
Fault Line:	No – Not within half-mile
Fault Zone:	No – Not within half-mile
Paleontological Sensitivity:	Low Sensitivity

**Utility Information:**

Water Service:	No (Verify closest location) – Area service provided by
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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01172

LAND USE

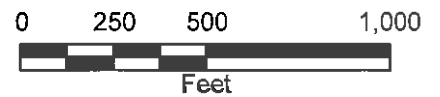
Supervisor: Jeffries  
District 1

Date Drawn: 07/15/2016  
Exhibit 1



Zoning Dist: Woodcrest

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.rcplma.org>

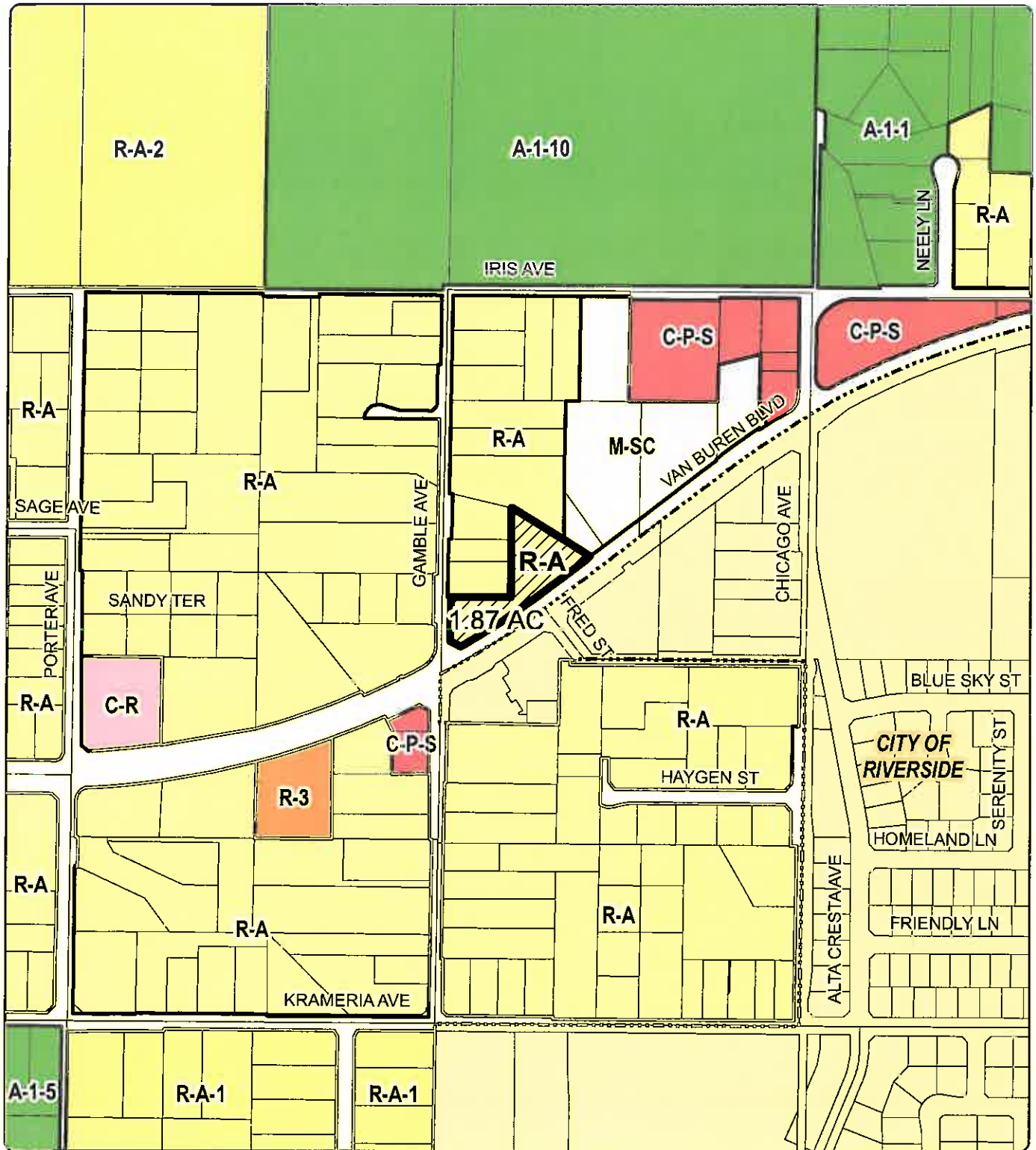
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01172

### EXISTING ZONING

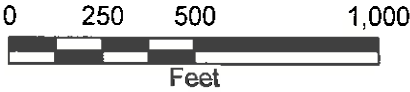
Supervisor: Jeffries  
District 1

Date Drawn: 07/15/2016  
Exhibit 2



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



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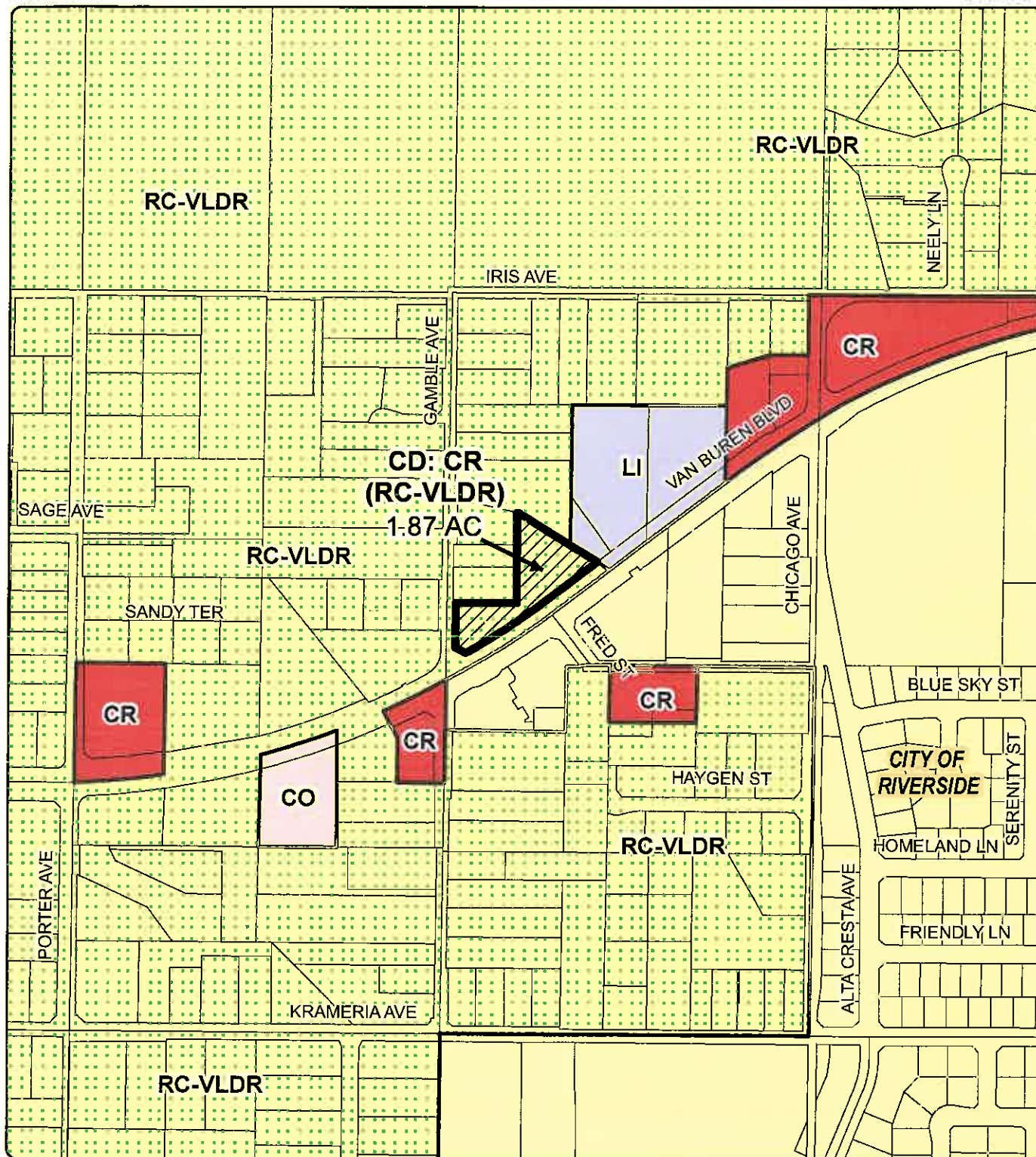
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01172

### PROPOSED GENERAL PLAN

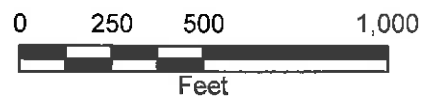
Supervisor: Jeffries  
District 1

Date Drawn: 07/15/2016  
Exhibit 6



Zoning Dist: Woodcrest

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.ctclma.org>



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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:

#### APPLICATION INFORMATION:

Applicant Name: Caputo Trust

Contact Person: Marty Caputo E-Mail: martycaputo@msn.com

Mailing Address: 2691-C Dow Avenue  
Tustin, CA 92780  
Street City State ZIP

Daytime Phone No: (714) 746-6384 Fax No: ( )

Engineer/Representative Name: Blaine A. Womer Civil Engineering

Contact Person: Blaine Womer E-Mail: blaine@bawce.com

Mailing Address: 41555 E. Florida Avenue, Suite G  
Hemet, CA 92544  
Street City State ZIP

Daytime Phone No: (951) 658-1727 Fax No: (951) 658-9347

Property Owner Name: Caputo Trust

Contact Person: Marty Caputo E-Mail: martycaputo@msn.com

Mailing Address: 2691-C Dow Avenue  
Tustin, CA 92780  
Street City State ZIP

Daytime Phone No: (714) 746-6384 Fax No: ( )

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

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

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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.)

Marty Caputo **MARTIN CAPUTO**

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.



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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 274-120-026

Approximate Gross Acreage: 1.87 Acres

General location (nearby or cross streets): North of Van Buren Blvd., South of Iris Avenue, East of Gamble, West of Chicago Ave.

Existing General Plan Foundation Component(s): Rural Community

Proposed General Plan Foundation Component(s): Community Development

Existing General Plan Land Use Designation(s): Very Low Density Residential

Proposed General Plan Land Use Designation(s): Commercial Retail

General Plan Policy Area(s) (if any): N/A

Existing Zoning Classification(s): R-A

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

Proposal is to change the Foundation Component on approximately 1.87 acres along Van Buren Boulevard in the Community of Woodcrest from Rural Community to Community Development.

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

If yes, provide Application No(s). CZ 07849  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA42725 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	Southern California Edison Company	X	
Gas Company	Southern California Gas Company	X	
Telephone Company	Frontier Communications	X	
Water Company/District	Western Municipal Water District	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	City of Riverside		X

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Sewer service in the area is provided by City of Riverside. There are no existing sewer facilities in the area. Properties in the vicinity are on septic systems.

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed) ([http://webintprod.agency.tlma.co.riverside.ca.us/MMC\\_Viewer/Custom/disclaimer/Default.htm](http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm))

If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Marty Caputo  Date 4/16/2016

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



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

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**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.)

We have not found such a conflict.

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**NOTES:**

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

Furthermore:

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

## NOTICE OF PUBLIC MEETING

**A PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1172 (Foundation and Entitlement/Policy) – APPLICANT:** Martin Caputo – **ENGINEER/REPRESENTATIVE:** Blaine Womer – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – **ZONE:** Residential-Agriculture (R-A) – **Location:** Northerly of Van Buren Boulevard, southerly of Iris Avenue, easterly of Gamble, and westerly of Chicago Avenue – **PROJECT SIZE:** 1.87 gross acres – **REQUEST:** Proposal to amend the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on one parcel, totaling 1.87 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 274-120-026.

**TIME OF MEETING:** 1:00pm (or as soon as possible thereafter)  
**DATE OF MEETING:** Thursday, August 18, 2016  
**PLACE OF MEETING:** Riverside County Flood Control  
1995 Market Street  
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:

<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.


**Please send all written correspondence to:**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409



**Agenda Item No.:** 2:4  
**Area Plan:** Mead Valley  
**Supervisory District:** First  
**Project Planner:** John Earle Hildebrand III

**General Plan Amendment No. 1173**  
**Property Owner:** Carol Munaretto & Donald Ecker  
**Applicant:** Trammell Crow  
**Engineer/Representative:** David Evans & Associates, Inc.



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Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1173 is a General Plan Regular Foundation Component Amendment to change a 4.2 acre portion of the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) (1 acre minimum) to Light Industrial (LI) (0.25 – 0.60 FAR), on one parcel, totaling 19.16 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

**LOCATION:** The project site is generally located east of Day Street, north of Nance Street, west of Decker Road, and south of Oleander Avenue.

**PROJECT APN:** 314-020-019

**GENERAL PLAN INITIATION PROCESS (GPIP):** Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

**JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED:** 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. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information

describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

The configuration of the Rural Community designation on the "L" shaped portion of APN 314-040-019 (which is the subject of this Foundation Component Amendment request) fails to recognize the existence of an off-site water tank. The tank was installed by EMWD to the immediate southwest of the "L" shaped area in 1992. The water tank isolates the "L" shaped portion of APN 314-020-019 that is the subject of this Foundation Component Amendment request from other properties designated Rural Community to the south and to the west. There is no way to develop this "L" shaped area with Rural Community uses. Development with Very Low Density Residential uses would be difficult at best, requiring long driveways to snake around the water tank to reach residential building pads. Redesigning this "L" shaped area to a Community Development: Light Industrial designation would provide a logical land use transition boundary, with the water tank serving as the physical demarcation. Furthermore, the "L" shaped area slopes easterly, making its proposed re-designation to Community Development: Light Industrial more logically associated with property already designated Community Development to the east, rather than property designated Rural Community to the south and to the west which lie beyond the EMWD water tank. The applicant is seeking to develop the property and needs the subject portion of the property for the development and the foundation component change is necessary to facilitate the development.

**GENERAL PLAN ADVISORY COMMITTEE ACTION:** This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on August 18, 2016 and was recommended for initiation to the Planning Commission by a majority, and there was one vote of no.

During the GPAC meeting, staff discussed this proposed Foundation General Plan Amendment as well as provided information regarding the accompanying project applications, which includes entitlements for the construction of two industrial buildings and a master Environmental Impact Report (EIR No. 546), which under separate review. For reference, the accompanying project application files are as follows:

- GPA01151
- CZ07872
- PM36950
- PP25838
  
- GPA01152
- CZ07873
- PM36962
- PP25837

Staff further clarified that this Foundation Component Amendment is a request to change only a 4.2 acre portion of the entire 19.16 acre parcel. The portion of the property adjacent to the water tank, located towards the east, is proposed for this change, while the remaining portion of the site, approximately 14.96 acres, will remain under its current Foundation Component of Rural Community (RC). Furthermore, the remaining piece is not proposed for development and is not a part of the overall project. A separate Lot Line Adjustment application is currently under review to reconfigure this parcel to include the 4.2 acre portion into the overall development footprint and exclude the remaining 14.96 acre portion.



**PROJECT SITE INFORMATION:**

- |   |  |
|---|--|
| 1. Existing Foundation Component:         | Rural Community (RC)   |
| 2. Proposed Foundation Component:         | Community Development (CD)   |
| 3. Existing General Plan Designation:     | Very Low Density Residential (VLDR)  |
| 4. Proposed General Plan Designation:     | Light Industrial (LI) (4.2 acre portion)   |
| 5. Surrounding General Plan Designations: | South – Very Low Density Residential (VLDR),<br>West – Low Density Residential, and North &<br>East – Business Park (BP) |
| 6. Existing Zoning Classification:        | A-1-1 (Light Agriculture)  |
| 7. Surrounding Zoning Classifications:    | North and West – R-R-½ (Rural Residential),<br>East – I-P (Industrial Park), and South (Light<br>Agriculture)            |
| 8. Existing Land Use:                     | Vacant Land  |
| 9. Surrounding Land Uses:                 | Residential, Light Agriculture, and Vacant Land  |
| 10. Project Size (Gross Acres):           | 4.2 acre portion of a 19.16 acre parcel  |

**RECOMMENDATION:** Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1173 and seeks comments from the Planning Commission on the amendment which will be provided to the Board of Supervisors. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
  - a. MSHCP criteria cell or conservation boundary; or
  - b. An agricultural preserve; or
  - c. A special flood hazard area; or
  - d. A high fire area; or
  - e. An area susceptible to subsidence; or
  - f. An area susceptible to liquefaction; or
  - g. A half-mile of a fault line or fault zone.
3. The project site is located within:
  - a. The City of Perris sphere of influence; and
  - b. March Air Reserve airport influence area; and
  - c. A CSA (Mead Valley #117).



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE  
MINUTE ORDER  
AUGUST 18, 2016**

**I. AGENDA ITEM 3.4**

**GENERAL PLAN AMENDMENT NO. 1173 (Foundation and Entitlement/Policy) – APPLICANT:** Trammell Crow – **ENGINEER/REPRESENTATIVE:** David Evans and Associates, Inc. – First Supervisorial District – Mead Valley Area Plan – Mead Valley Zoning District – **ZONE:** Light Agriculture (A-1-1) – **LOCATION:** Generally located east of Day Street, north of Nance Street, west of Decker Road, and south of Oleander Avenue – **PROJECT SIZE:** 19.16 gross acres – **REQUEST:** Proposal to amend a 4.2 acre portion of 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) (1 acre minimum) to Light Industrial (LI), on one parcel, totaling 19.16 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 314-020-019.

**II. DISCUSSION:**

- Mr. Roos: This item has issues with the consistency. We need clarification of the road type. Business Park vs. Light Industrial.
- Ms. Martin: Why light industrial; neighbors in general are opposed and complaining. Trucks are destroying the pavement.

**III. GPAC ACTION:**

Motion by Mr. Rosenthal  
Second by Mr. Kuenzi

12 members voted to move the item forward  
Mr. Roos voted nay.

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

## NOTICE OF PUBLIC MEETING

**A PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1173 (Foundation and Entitlement/Policy)** – APPLICANT: Trammell Crow – ENGINEER/REPRESENTATIVE: David Evans and Associates, Inc. – First Supervisorial District – Mead Valley Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) – LOCATION: Generally located east of Day Street, north of Nance Street, west of Decker Road, and south of Oleander Avenue – PROJECT SIZE: 19.16 gross acres – **REQUEST:** Proposal to amend a 4.2 acre portion of 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) (1 acre minimum) to Light Industrial (LI), on one parcel, totaling 19.16 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 314-020-019.

**TIME OF MEETING:** 9:00am (or as soon as possible thereafter)  
**DATE OF MEETING:** **Wednesday, October 19, 2016**  
**PLACE OF MEETING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

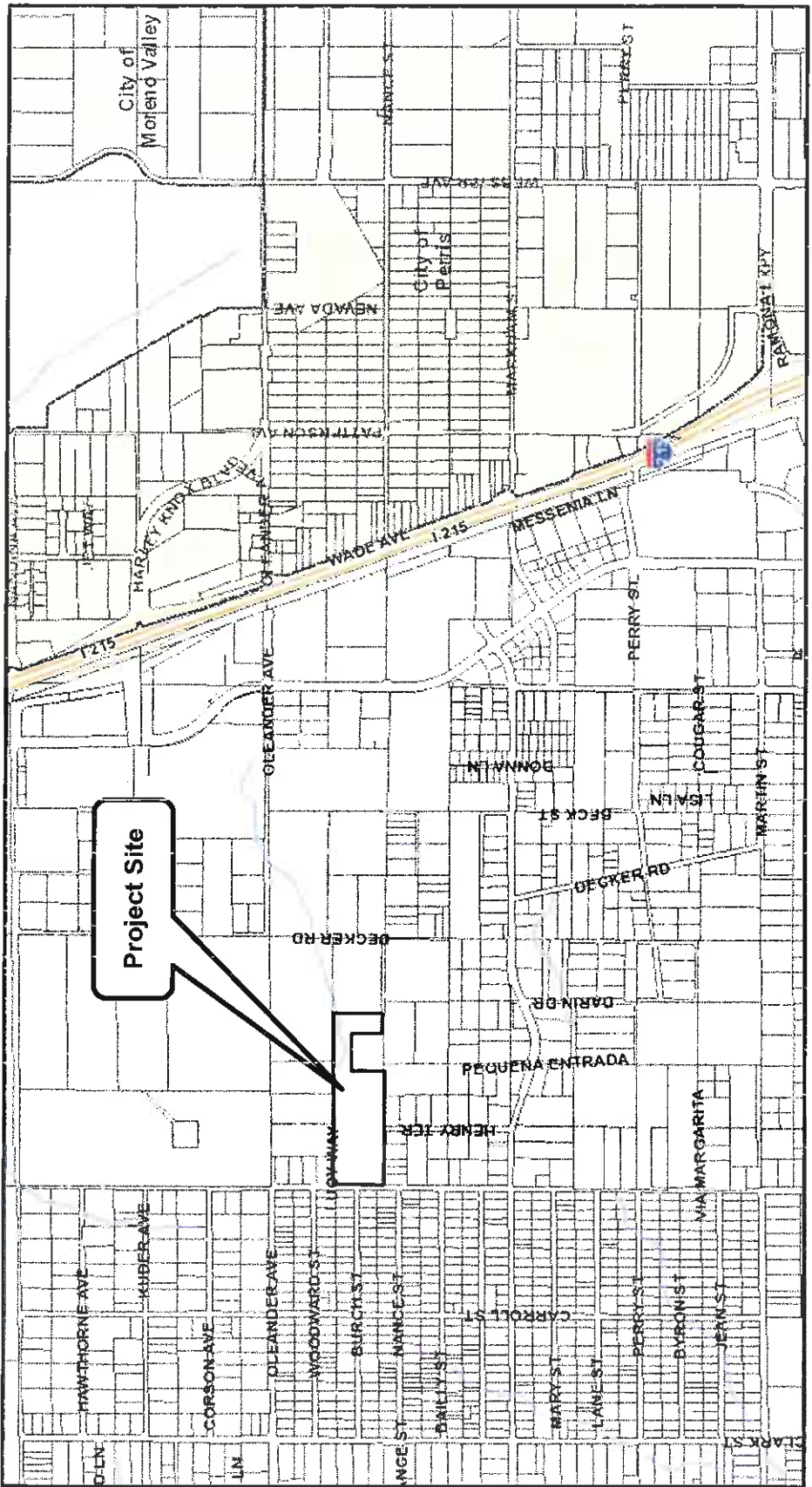
The case file for the proposed project may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the Planning Commission, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Earle Hildebrand III  
P.O. Box 1409, Riverside, CA 92502-1409





# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 18, 2016

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**Foundation GPA No.:** 1173  
**Supervisory District:** First  
**Area Plan:** Mead Valley  
**Zoning Area/District:** Mead Valley District  
**Property Owner(s):** Carol Munaretto & Donald Ecker  
**Project Representative(s):** Trammell Crow – Neal Holdridge

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**PROJECT DESCRIPTION:** Proposal to amend a 4.2 acre portion of 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) (1 acre minimum) to Light Industrial (LI), on one parcel, totaling 19.16 gross acres.

**LOCATION:** The project site is generally located east of Day Street, north of Nance Street, west of Decker Road, and south of Oleander Avenue.

**PROJECT APN:** 314-020-019



Figure 1: Project Location Map

**PROJECT DETAILS:** This General Plan Amendment application is a proposal to amend a 4.2 acre portion of the 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) (1 acre minimum) to Light Industrial (LI), on one parcel, which totals 19.16 gross acres.

This project includes the following accompanying entitlements for the construction of two industrial buildings and a master Environmental Impact Report (EIR No. 546), which are all under review:

- GPA01151
- CZ07872
- PM36950
- PP25838
  
- GPA01152
- CZ07873
- PM36962
- PP25837

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:** The configuration of the Rural Community designation on the "L" shaped portion of APN 314-040-019 (which is the subject of this Foundation Component Amendment request) fails to recognize the existence of an off-site water tank. The tank was installed by EMWD to the immediate southwest of the "L" shaped area in 1992. The water tank isolates the "L" shaped portion of APN 314-020-019 that is the subject of this Foundation Component Amendment request from other properties designated Rural Community to the south and to the west. There is no way to develop this "L" shaped area with Rural Community uses. Development with Very Low Density Residential uses would be difficult at best, requiring long driveways to snake around the water tank to reach residential building pads. Redesigning this "L" shaped area to a Community Development: Light Industrial designation would provide a logical land use transition boundary, with the water tank serving as the physical demarcation. Furthermore, the "L" shaped area slopes easterly, making its proposed re-designation to Community Development: Light Industrial more logically associated with property already designated Community Development to the east, rather than property designated Rural Community to the south and to the west which lie beyond the EMWD water tank. The applicant is seeking to develop the property and needs the subject portion of the property for the development and the foundation component change is necessary to facilitate the development.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	19.16 acres (Land Use Change on 4.2 acres only)
Number of Parcels:	One
Sphere of Influence:	Yes – City of Perris
Policy Area:	No
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Rural Community (RC)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use:	Light Industrial (LI)
<b>Surrounding General Plan Land Use</b>	
North:	Community Development: Business Park (BP)
East:	Community Development: Business Park (BP)
South:	Rural Community: Very Low Density Residential (VLDR)
West:	Rural Community: Low Density Residential (LDR)
Existing Zoning Classification:	A-1-1 (Light Agriculture)
Change of Zone Required:	Yes
<b>Surrounding Zoning Classification</b>	
North:	R-R-½ (Rural Residential)
East:	I-P (Industrial Park)
South:	A-1-1 (Light Agriculture)
West:	R-R-½ (Rural Residential)
Existing Development and Use:	Vacant Land
<b>Surrounding Development and Use</b>	
North:	Vacant Land
East:	Vacant Land & Residential
South:	Vacant Land & Residential
West:	Residential

**Environmental Information:**

WRCMSHCP Criteria Cell:	The parcel for GPA01173 is not located within a Criteria Cell; therefore, this GPA will not be required to file a HANS application. There is currently an implementing project, PM36962, trying to show consistency with the MSHCP; however, that process is ongoing as we are awaiting approval from the Wildlife Agencies of the DBESP.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base
Agricultural Preserve:	No

Farmland Importance:	Categorized as "Other Lands"
Fire Hazard Area:	Not in a High Fire Area
Fire Responsibility Area:	County
Special Flood Hazard Area:	Not within a Special Flood Hazard Area
Liquefaction Area:	No potential
Subsidence Area:	Not in a subsidence area
Fault Line:	Not within half-mile
Fault Zone:	Not in a fault zone
Paleontological Sensitivity:	Unknown

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**Utility Information:**

Water Service:	Yes – Eastern Municipal Water District
Sewer Service:	Yes – Eastern Municipal Water District

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**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA01173**  
**VICINITY/POLICY AREAS**

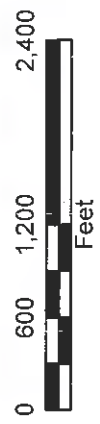
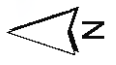
Supervisor: Jeffries  
 District 1

Date Drawn: 07/25/2016  
 Vicinity Map



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan. This plan allows for land use designations for unincorporated Riverside County. The plan also allows for the creation of new zoning types and the elimination of existing zoning types. For more information on the Riverside County Planning Department office in Riverside at 8539503600 (Riverside County) or in Palm Desert at (760)963-8277 (Riverside County) or Website <http://www.rivplanning.com>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01173

LAND USE

Supervisor: Jeffries  
District 1

Date Drawn: 07/25/2016  
Exhibit 1



Zoning Dist: Mead Valley

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.rcplma.org>

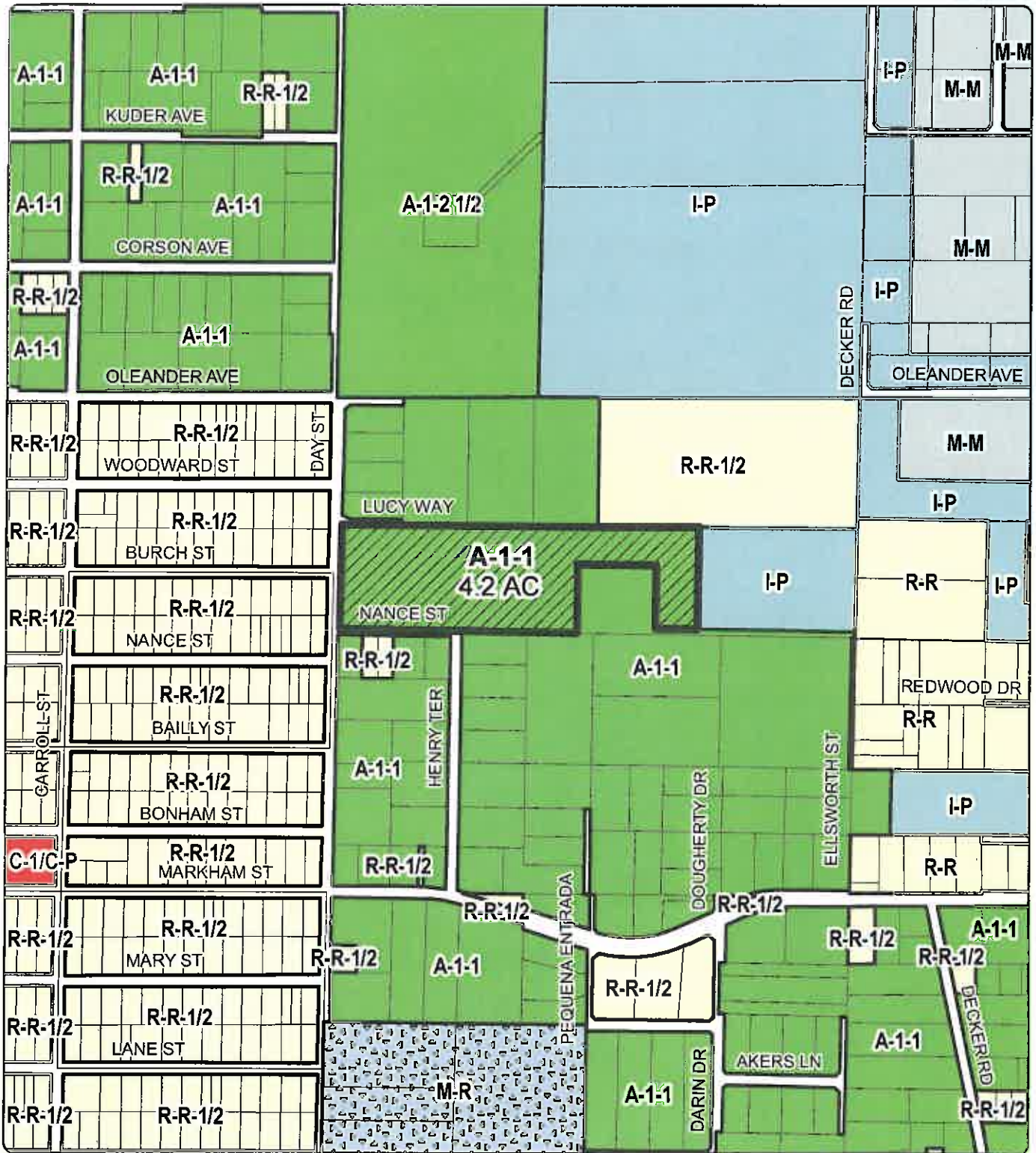
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01173

EXISTING ZONING

Supervisor: Jeffries  
District 1

Date Drawn: 07/25/2016  
Exhibit 2



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



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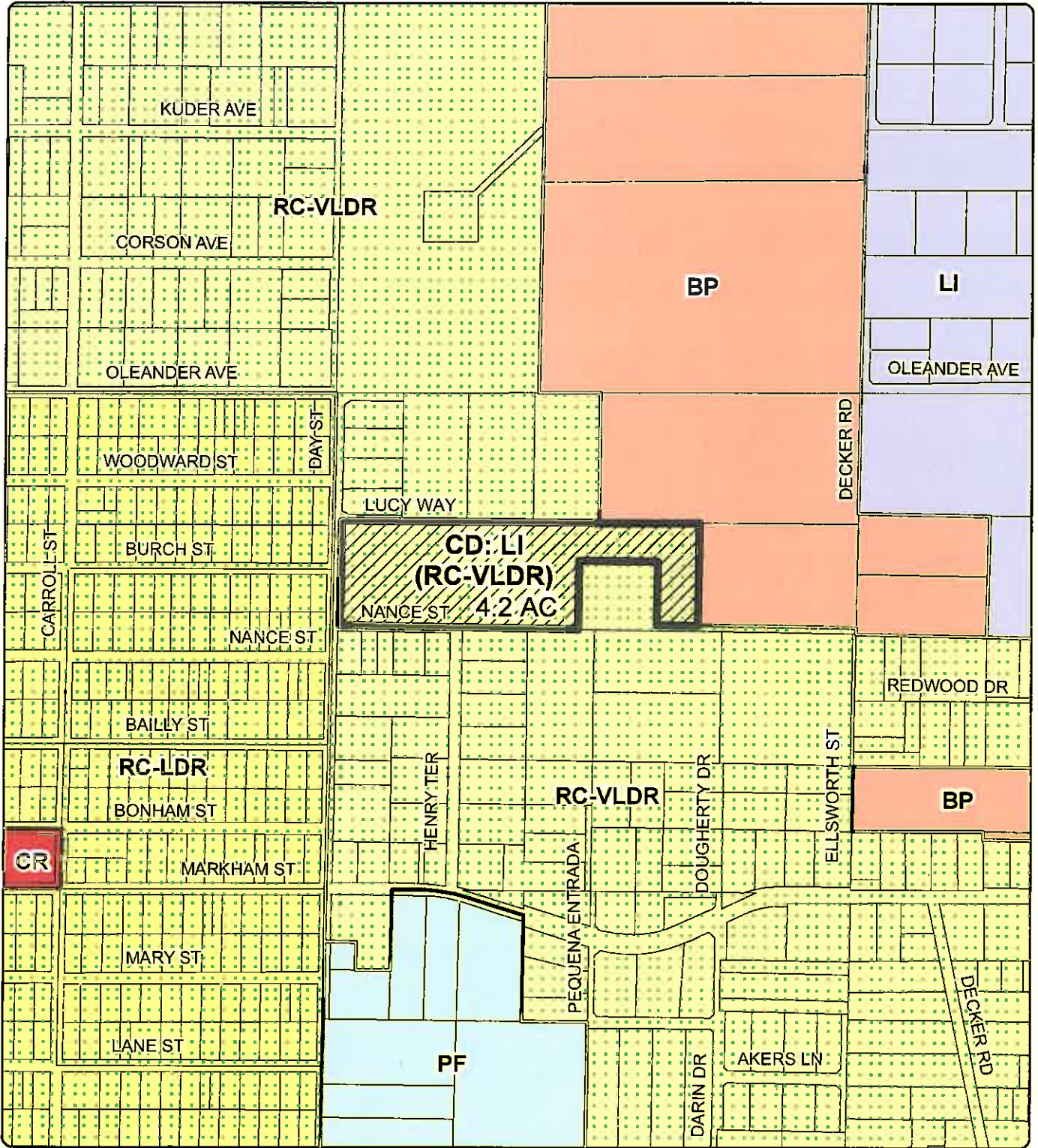
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01173

PROPOSED GENERAL PLAN

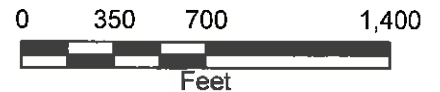
Supervisor: Jeffries  
District 1

Date Drawn: 07/25/2016  
Exhibit 6

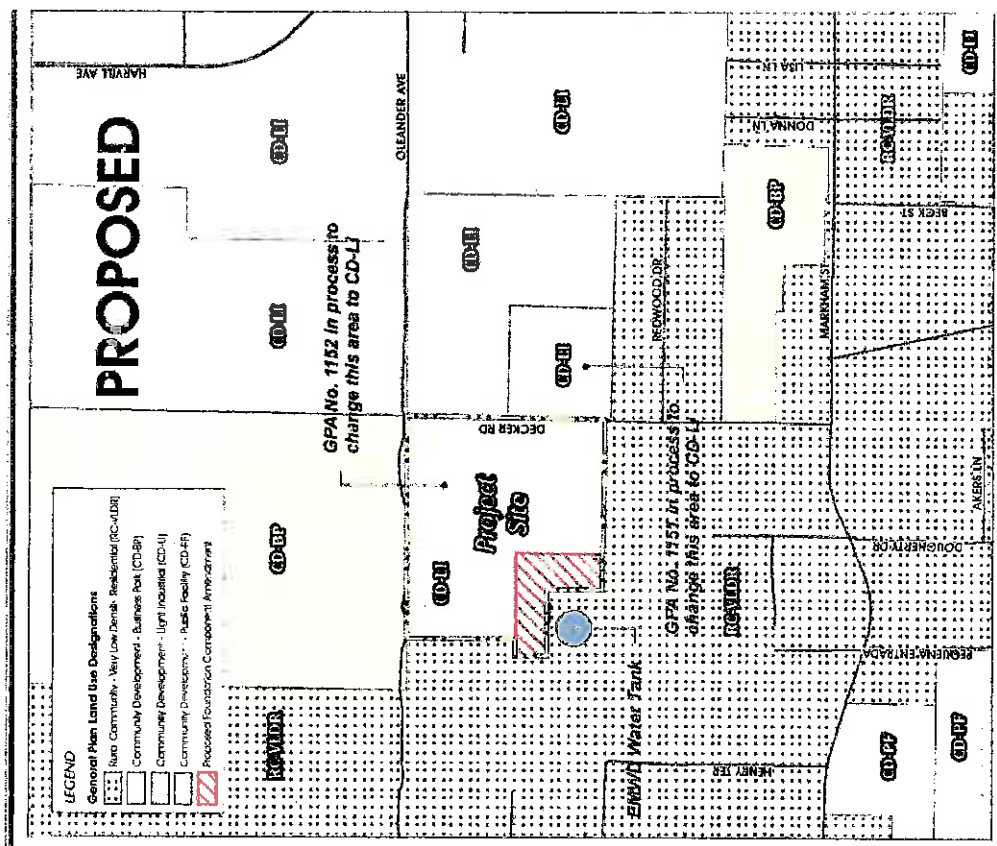
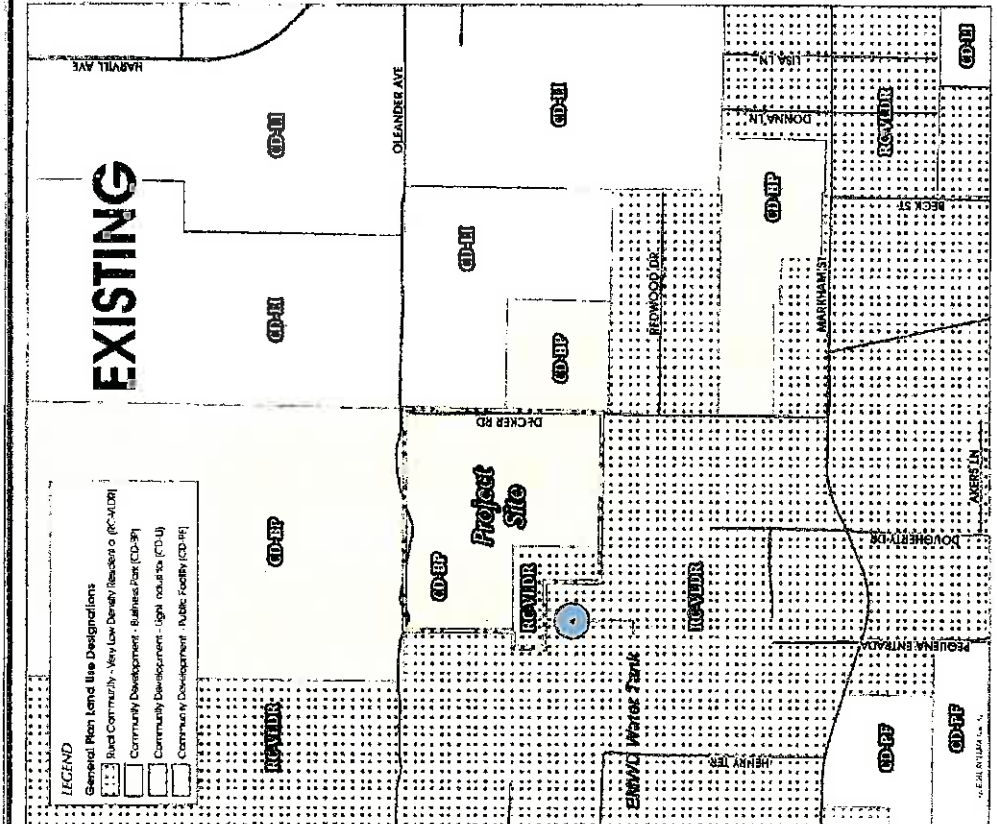


Zoning Dist: Mead Valley

Author: Vinnie Nguyen

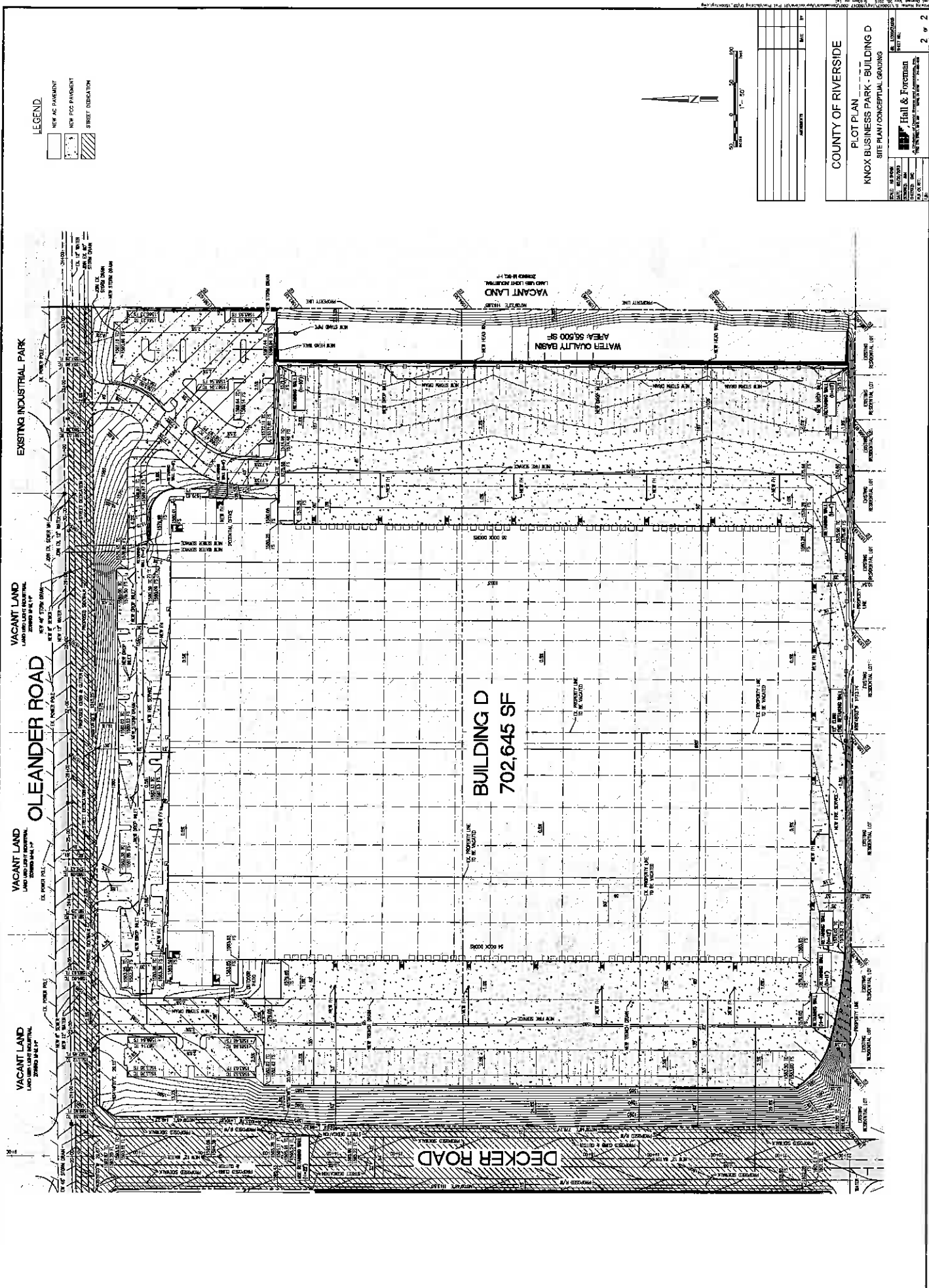


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PROPOSED FOUNDATION COMPONENT AMENDMENT FOR 4.2 ACRES ON APN 314-020-019





**LEGEND**

- NEW AS PAVED
- NEW POC PAVEMENT
- STREET DEDICATION



**COUNTY OF RIVERSIDE**  
**PLOT PLAN**  
**KNOX BUSINESS PARK - BUILDING D**  
**SITE PLAN CONCEPTUAL GRIDDING**




DATE: 08/20/2018	SCALE: AS SHOWN
DRAWN BY: J. HALL	CHECKED BY: J. HALL
DESIGNED BY: J. HALL	APPROVED BY: J. HALL
PROJECT NO: 18-0000	SHEET NO: 2 of 2

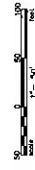
**Hall & Foreman**  
 CIVIL ENGINEERS  
 1000 N. MICHIGAN AVE., SUITE 100  
 ANAHEIM, CA 92801  
 TEL: 714.771.1111





**LEGEND**

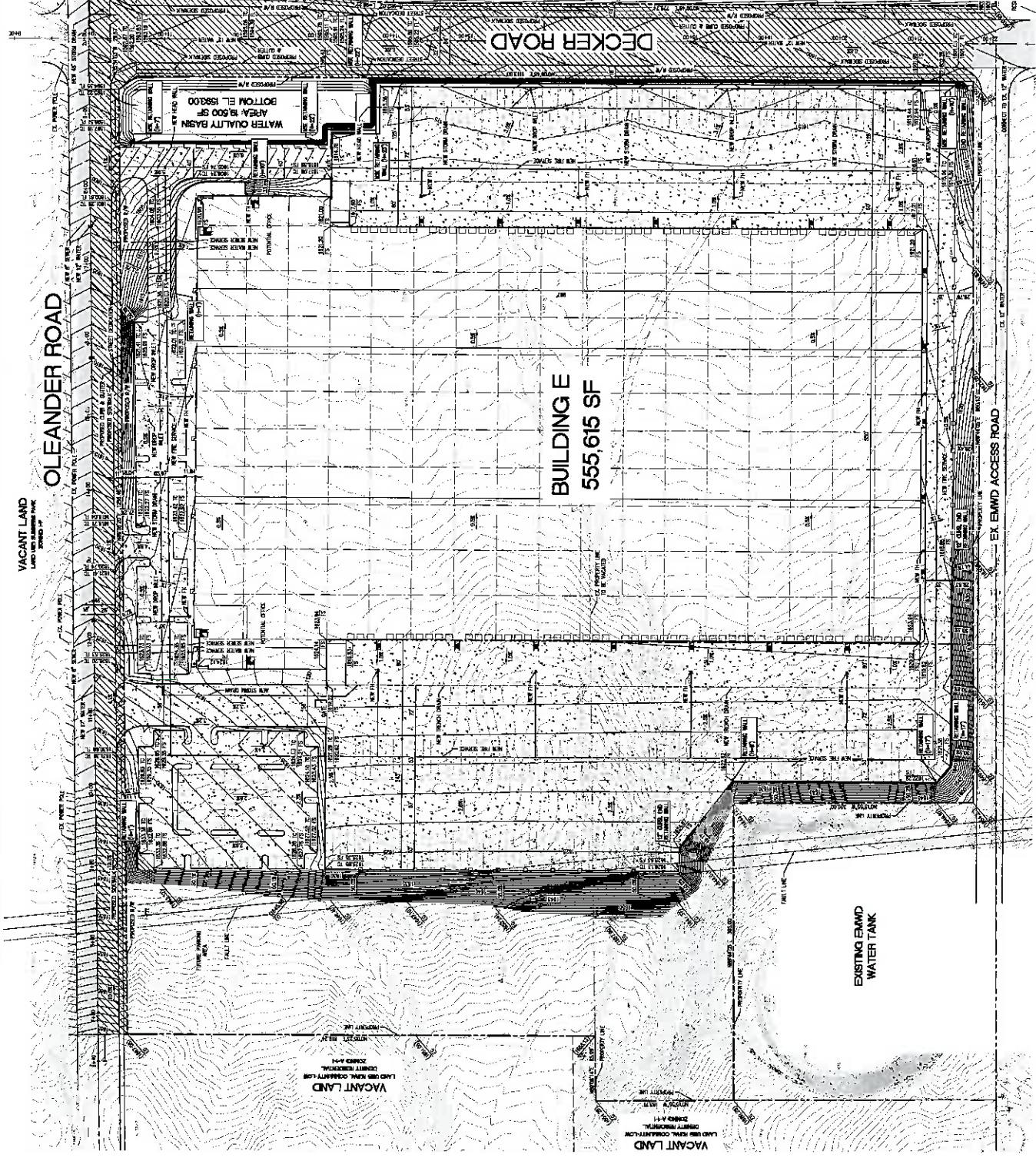
-  NEW 40' PARKWAY
-  NEW 60' PARKWAY
-  NEW STREET DEDICATION



NO.	DESCRIPTION	DATE

COUNTY OF RIVERSIDE  
 PLOT PLAN  
 KNOX BUSINESS PARK - BUILDING E  
 SITE PLAN/CONCEPTUAL GRADING

DATE: 05/20/2014  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]  
 SHEET NO.: 2 of 2



**OLEANDER ROAD**

**DECKER ROAD**

**BUILDING E  
 555,615 SF**

**EXISTING BMWD  
 WATER TANK**

**VACANT LAND**

**VACANT LAND**

**VACANT LAND**

**EX BMWD ACCESS ROAD**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

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

(GPA 01173)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

### I. GENERAL INFORMATION:

#### APPLICATION INFORMATION:

Applicant Name: Trammell Crow So. Cal. Development, Inc. (TCSDCI)

Contact Person: Neal Holdridge E-Mail: nholdridge@trammellcrow.com

Mailing Address: 3501 Jamboree Rd., Suite 230  
Newport Beach, CA 92660  
 City State ZIP

Daytime Phone No: (949) 477-4719 Fax No: (949) 477-9107

Engineer/Representative Name: David Evans and Associates, Inc.

Contact Person: Glenn Chung E-Mail: GChung@deainc.com

Mailing Address: 17782 17th Street., Suite 200  
Tustin CA 92780  
 City State ZIP

Daytime Phone No: (714) 665-4510 Fax No: ( )

Property Owner Name: Carol Munaretto and Donald Ecker

Contact Person: Neal Holdridge - Property Owners Representative E-Mail: nholdridge@trammellcrow.com

Mailing Address: 3501 Jamboree Rd. Suite 230  
Newport Beach CA 92660  
 City State ZIP

Daytime Phone No: (949) 477-4719 Fax No: (949) 477-9107

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**

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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.)

**Donald Ecker**

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

**Carol Munaretto**

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 314-020-019

Approximate Gross Acreage: 4.17

General location (nearby or cross streets): North of Markham, South of Oleander Ave., East of Decker Rd., West of Harvill Ave.

Existing General Plan Foundation Component(s): Rural Community

Proposed General Plan Foundation Component(s): Community Development

Existing General Plan Land Use Designation(s): Rural Community/Very Low Density Residential

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

General Plan Policy Area(s) (if any): Not Applicable

Existing Zoning Classification(s): A-1-1-

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

Request to change the land use designation from RC-VLDR to CD-LI

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

If yes, provide Application No(s). GPA 1152, CZ 7873, TPM 36962, PP 25838, LLA 5224  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 42802 EIR No. (if applicable): 00546

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): See attached list

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	Southern California Edison	x	
Gas Company	Southern California Gas Co.	x	
Telephone Company	Verizon	x	
Water Company/District	Eastern Municipal Water District	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	Eastern Municipal Water District	x	

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Not Applicable

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed)  
([http://webintprod.agency.tlma.co.riverside.ca.us/MMC\\_Viewer/Custom/disclaimer/Default.htm](http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm))

If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Neal Holdridge Date May 10, 2016  
 Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

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

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**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 configuration of the Rural Community designation on the "L" shaped portion of APN 314-040-019 (which is the subject of this Foundation Component Amendment request) fails to recognize the existence of an off-site water tank. The tank was installed by EMWD to the immediate southwest of the "L" shaped area in 1992. The water tank isolates the "L" shaped portion of APN 314-020-019 that is the subject of this Foundation Component Amendment request from other properties designated Rural Community to the south and to the west. There is no way to develop this "L" shaped area with Rural Community uses. Development with Very Low Density Residential uses would be difficult at best, requiring long driveways to snake around the water tank to reach residential building pads. Redesigning this "L" shaped area to a Community Development: Light Industrial designation would provide a logical land use transition boundary, with the water tank serving as the physical demarcation. Furthermore, the "L" shaped area slopes easterly, making its proposed re-designation to Community Development: Light Industrial more logically associated with property already designated Community Development to the east, rather than property designated Rural Community to the south and to the west which lie beyond the EMWD water tank. The applicant is seeking to develop the property and needs the subject portion of the property for the development and the foundation component change is necessary to facilitate the development.

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

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**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.)

The proposed Foundation Component Amendment would not result in a conflict with any part of the Riverside County General Plan. Furthermore, the proposed Foundation Component Amendment would further General Plan Policies LU 3.1(a), LU 7.5, LU 8.8, LU 8.12, LU 11.2, LU 30.1 and LU 30.4

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**NOTES:**

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

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
  - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. This completed application form, along with the requisite filing fees, are required to file an application with the County of Riverside Planning Department.

## NOTICE OF PUBLIC MEETING

**A PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1173 (Foundation and Entitlement/Policy)** – APPLICANT: Trammell Crow – ENGINEER/REPRESENTATIVE: David Evans and Associates, Inc. – First Supervisorial District – Mead Valley Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) – LOCATION: Generally located east of Day Street, north of Nance Street, west of Decker Road, and south of Oleander Avenue – PROJECT SIZE: 19.16 gross acres – **REQUEST:** Proposal to amend a 4.2 acre portion of 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) (1 acre minimum) to Light Industrial (LI), on one parcel, totaling 19.16 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 314-020-019.

**TIME OF MEETING:** 1:00pm (or as soon as possible thereafter)  
**DATE OF MEETING:** Thursday, August 18, 2016  
**PLACE OF MEETING:** Riverside County Flood Control  
1995 Market Street  
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:  
<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

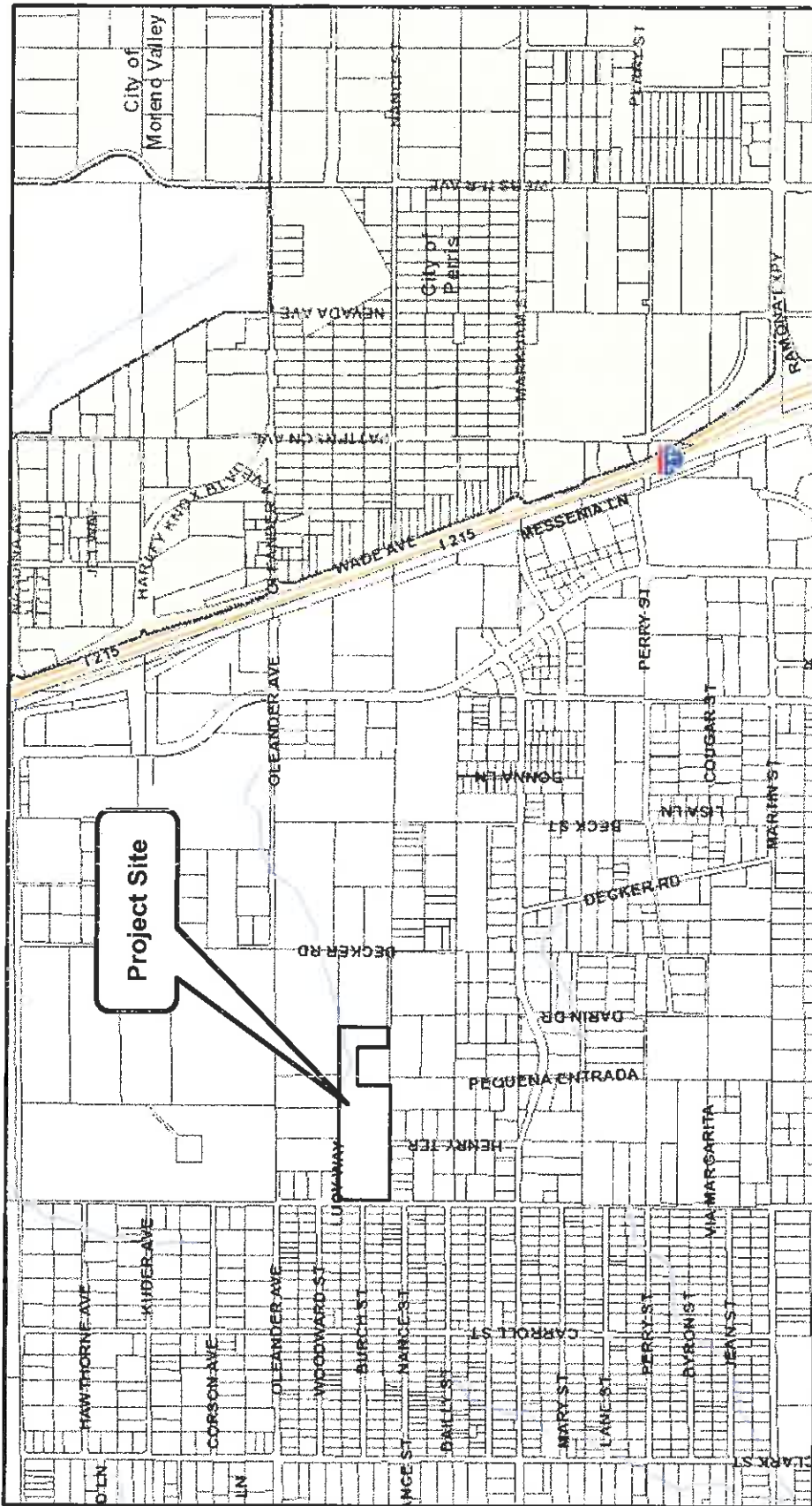
Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409








Agenda Item No.: 2.5  
Area Plan: Mead Valley  
Supervisorial District: First  
Project Planner: John Earle Hildebrand III

General Plan Amendment No. 1175  
Property Owner: John and Kelly Channel  
Applicant: John and Kelly Channel  
Engineer/Representative: Bob Brady



Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1175 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) (1 acre minimum) to Light Industrial (LI) (0.25 – 0.60 FAR), on two parcels, totaling 6.59 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

**LOCATION:** North of Highway 74, South of Mountain Avenue, East of Betty Road, and west of Marie Street.

**PROJECT APNs:** 342-120-051 and 342-120-038

**GENERAL PLAN INITIATION PROCESS (GPIP):** Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

**JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED:** 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. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

The fact that the County has initiated the Highway 74 Corridor Study for the area including this property demonstrates that new conditions and circumstances exist. Since Highway 74 was significantly improved as a major transportation corridor between the 1-15 and 1-215 and the cities of Lake Elsinore and Perris, traffic counts have increased and created opportunities for higher intensity residential, commercial and industrial and uses. The development opportunities for the properties adjacent to and in the Highway 74 corridor have change from the Rural Community designation that allows limited development to an area that is more characteristic of the Community Development designation. The improved traffic capacity and safety of Highway 74 encourages and supports suburban development that is continuing to occur from Lake Elsinore along Highway 74 towards Perris and from Perris to Lake Elsinore. Riverside County has been one of the fastest growing areas in the state and the vast majority of this growth has been occurring in the west and southwest areas of the County which includes this area and subject property. This trend will continue and growth will continue along the section of the Highway 74 corridor. The Community Development section of Chapter 3 of the General Plan (LU-55) recognizes and acknowledges that future growth should occur in areas designated Community Development in the General Plan Foundation Component. Throughout the history of mankind, growth has occurred along major transportation corridors and routes including waterways, railways and roadways. The Highway 74 corridor is a major transportation route between Lake Elsinore and Perris which provides a connection between two other major transportation routes: the 1-15 and the 1-215. Growth will continue to occur and should be encouraged along the corridor between these nodes where it can be accommodated. The RCIP Vision Statement in Chapter 3 of the General Plan (LU-55) states in part:

1. New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.

The Highway 74 corridor area with its improvements as a major transportation corridor has already defined as a growth area and should be so recognized in the General Plan with the Community Development Land Use Foundation Component designation.

**GENERAL PLAN ADVISORY COMMITTEE ACTION:** This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on August 18, 2016 and was unanimously recommended for initiation to the Planning Commission.

During the meeting, the applicant spoke on behalf of his business and provided further details about their proposed project and business, which includes a contractor's storage yard. GPAC members asked about access to the site. The applicant conveyed that there is an access easement from the north at Mountain Avenue, leading into the site, as well as from Highway 74.

**PROJECT SITE INFORMATION:**

- |   |   |
|---|---|
| 1. Existing Foundation Component:         | Rural Community (RC)                            |
| 2. Proposed Foundation Component:         | Community Development (CD)                      |
| 3. Existing General Plan Designation:     | Very Low Density Residential (VLDR)             |
| 4. Proposed General Plan Designation:     | Light Industrial (LI)                           |
| 5. Surrounding General Plan Designations: | North, south, east, and west - Very Low Density |

	Residential (VLDR)
6. Existing Zoning Classification:	R-R (Rural Residential)
7. Surrounding Zoning Classifications:	North and west – R-R (Rural Residential), south and east M-SC (Manufacturing-Service Commercial)
8. Existing Land Use:	Residential and Vacant Land
9. Surrounding Land Uses:	Residential, Light Agriculture, Land Vacant Land
10. Project Size (Gross Acres):	6.59

**RECOMMENDATION:** Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1175 and seeks comments from the Planning Commission on the amendment which will be provided to the Board of Supervisors. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
  - a. MSHCP criteria cell or conservation boundary; or
  - b. Agricultural preserve; or
  - c. A half-mile of a fault line or fault zone.
3. The project site is located within:
  - a. The City of Perris sphere of influence; and
  - b. March Air Reserve airport influence area; and
  - c. A special flood hazard area; and
  - d. Moderate fire hazard area; and
  - e. State Responsibility Area for fire protection service.



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE  
MINUTE ORDER  
AUGUST 18, 2016**

**I. AGENDA ITEM 3.5**

**GENERAL PLAN AMENDMENT NO. 1175 (Foundation and Entitlement/Policy)** – Applicant: Bob Brady – Representative: Bob Brady – First Supervisorial District – Mead Valley Area Plan – Good Hope Zoning Area – Zoning: R-R (Rural Residential) - Location: North of Highway 74, South of Mountain Avenue, East of Betty Road, and west of Marie Street – 6.59 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 Light Industrial (LI), on two parcels, totaling 6.59 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 342-120-051 and 342-120-038.

**II. GPAC ACTION:**

Motion by Ms. Gutierrez  
Second by Mr. Cousins

All voted to move this forward.

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

## NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1175 (Foundation and Entitlement/Policy)** – Applicant: Bob Brady – Representative: Bob Brady – First Supervisorial District – Mead Valley Area Plan – Good Hope Zoning Area – Zoning: R-R (Rural Residential) - Location: North of Highway 74, South of Mountain Avenue, East of Betty Road, and west of Marie Street – 6.59 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 Light Industrial (LI), on two parcels, totaling 6.59 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 342-120-051 and 342-120-038.

**TIME OF MEETING:** 9:00am (or as soon as possible thereafter)  
**DATE OF MEETING:** **Wednesday, October 19, 2016**  
**PLACE OF MEETING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

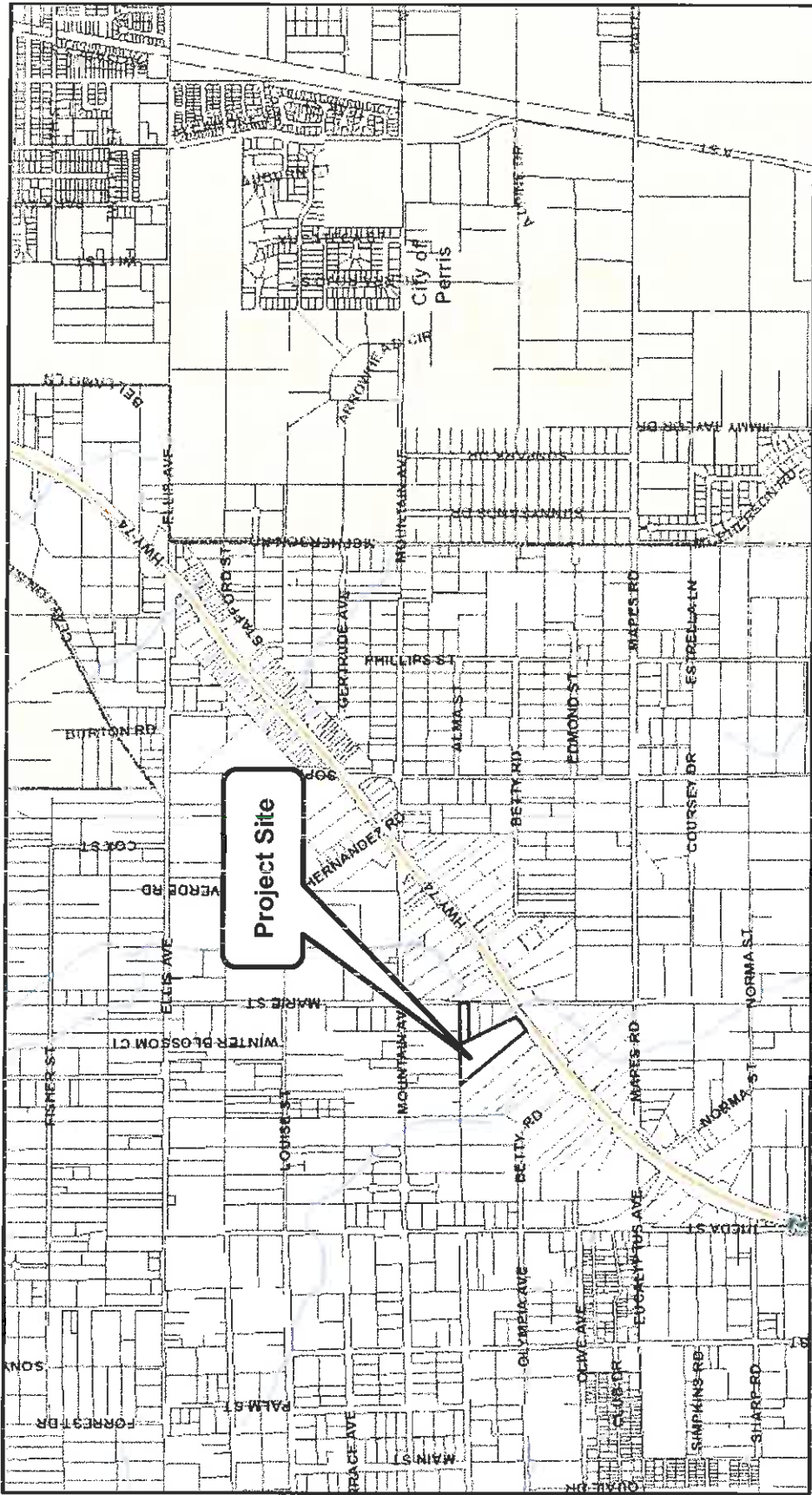
The case file for the proposed project may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the Planning Commission, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Earle Hildebrand III  
P.O. Box 1409, Riverside, CA 92502-1409



Project Site

City of  
Pettis





# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 18, 2016

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**Foundation GPA No.:** 1175  
**Supervisorial District:** First  
**Area Plan:** Mead Valley  
**Zoning Area/District:** Good Hope Area  
**Property Owner(s):** John and Kelly Channel  
**Project Representative(s):** Bob Brady

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**PROJECT DESCRIPTION:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Light Industrial (LI), on two parcels, totaling 6.59 gross acres.

**LOCATION:** North of Highway 74, South of Mountain Avenue, East of Betty Road, and west of Marie Street.

**PROJECT APNs:** 342-120-051 and 342-120-038



Figure 1: Project Location Map

**PROJECT DETAILS:** This project includes a Foundation General Plan Amendment application to change the site's two parcels, totaling 6.59 gross acres, to Community Development-Light Industrial. This General Plan Amendment does not currently include an accompanying implementing project.

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:** The fact that the County has initiated the Highway 74 Corridor Study for the area including this property demonstrates that new conditions and circumstances exist. Since Highway 74 was significantly improved as a major transportation corridor between the 1-15 and 1-215 and the cities of Lake Elsinore and Perris, traffic counts have increased and created opportunities for higher intensity residential, commercial and industrial and uses. The development opportunities for the properties adjacent to and in the Highway 74 corridor have change from the Rural Community designation that allows limited development to an area that is more characteristic of the Community Development designation. The improved traffic capacity and safety of Highway 74 encourages and supports suburban development that is continuing to occur from Lake Elsinore along Highway 74 towards Perris and from Perris to Lake Elsinore. Riverside County has been one of the fastest growing areas in the state and the vast majority of this growth has been occurring in the west and southwest areas of the County which includes this area and subject property. This trend will continue and growth will continue along the section of the Highway 74 corridor. The Community Development section of Chapter 3 of the General Plan (LU-55) recognizes and acknowledges that future growth should occur in areas designated Community Development in the General Plan Foundation Component. Throughout the history of mankind, growth has occurred along major transportation corridors and routes including waterways, railways and roadways. The Highway 74 corridor is a major transportation route between Lake Elsinore and Perris which provides a connection between two other major transportation routes: the 1-15 and the 1-215. Growth will continue to occur and should be encouraged along the corridor between these nodes where it can be accommodated. The RCIP Vision Statement in Chapter 3 of the General Plan (LU-55) states in part:

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The Highway 74 corridor area with its improvements as a major transportation corridor has already defined as a growth area and should be so recognized in the General Plan with the Community Development Land Use Foundation Component designation.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	6.59
Number of Parcels:	2
Sphere of Influence:	Yes – City of Perris
Policy Area:	No
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Rural Community (RC)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use:	Light Industrial (LI)
<b>Surrounding General Plan Land Use</b>	
North:	Very Low Density Residential (VLDR)
East:	Very Low Density Residential (VLDR)
South:	Very Low Density Residential (VLDR)
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	R-R (Rural Residential)
Change of Zone Required:	Yes
<b>Surrounding Zoning Classification</b>	
North:	R-R (Rural Residential)
East:	M-SC (Manufacturing-Service Commercial)
South:	M-SC (Manufacturing-Service Commercial)
West:	R-R (Rural Residential)
Existing Development and Use:	Residential and Vacant Land
<b>Surrounding Development and Use</b>	
North:	Residential, Light Agriculture, and Vacant Land
East:	Residential and Vacant Land
South:	Residential and Vacant Land
West:	Residential, Light Agriculture, and Vacant Land

**Environmental Information:**

WRCMSHCP Criteria Cell:	<p>GPA01175 is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within an MSHCP Criteria Cell. The MSHCP does not describe conservation outside of a Criteria Area. The MSHCP does require conservation under certain conditions outside of Criteria Cells area when depending on the presence of sensitive biological features and the status of specific Conservation Objectives.</p> <p>All projects within the MSHCP Plan Area must be in compliance with the MSHCP. Biological documents will</p>
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**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA01175**  
**VICINITY/POLICY AREAS**

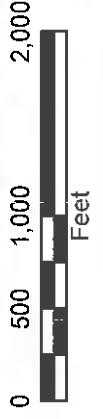
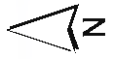
Supervisor: Jeffries  
 District 1

Date Drawn: 07/15/2016  
 Vicinity Map



Zoning Area: Good Hope

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2002, the County of Riverside adopted a new General Plan, providing for land use designations for unincorporated Riverside County parcels. This new General Plan may contain different types of land use than is provided for in the current General Plan. For more information, please contact the County Planning Department offices in Riverside at (951) 955-2900 (Western County) or in Palm Desert at (760) 834-4277 (Eastern County) or Website: <http://www.co.riverside.ca.us>

RIVERSIDE COUNTY PLANNING DEPARTMENT

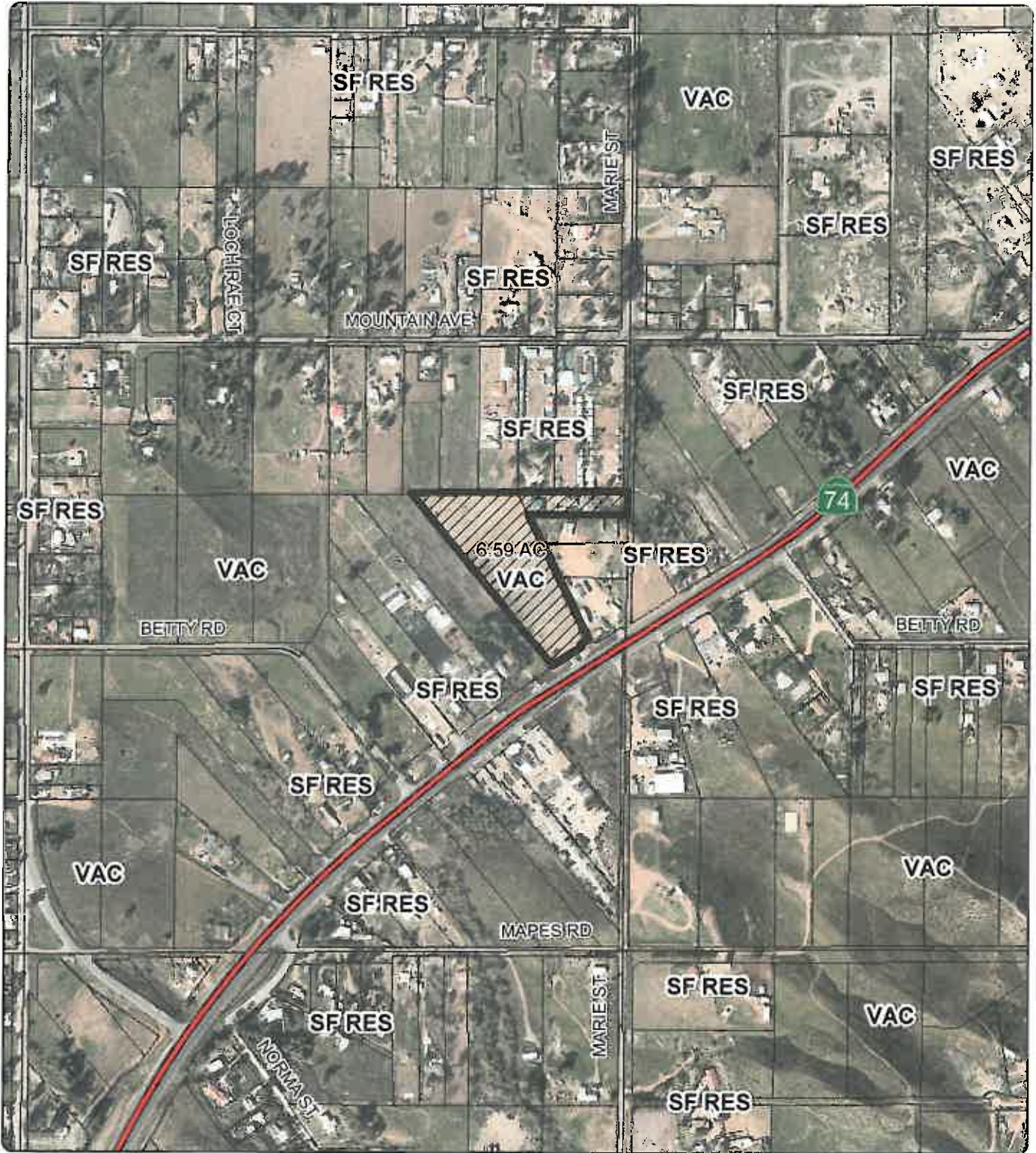
GPA01175

LAND USE

Supervisor: Jeffries  
District 1

Date Drawn: 07/15/2016

Exhibit 1



Zoning Area: Good Hope

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.rcplms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

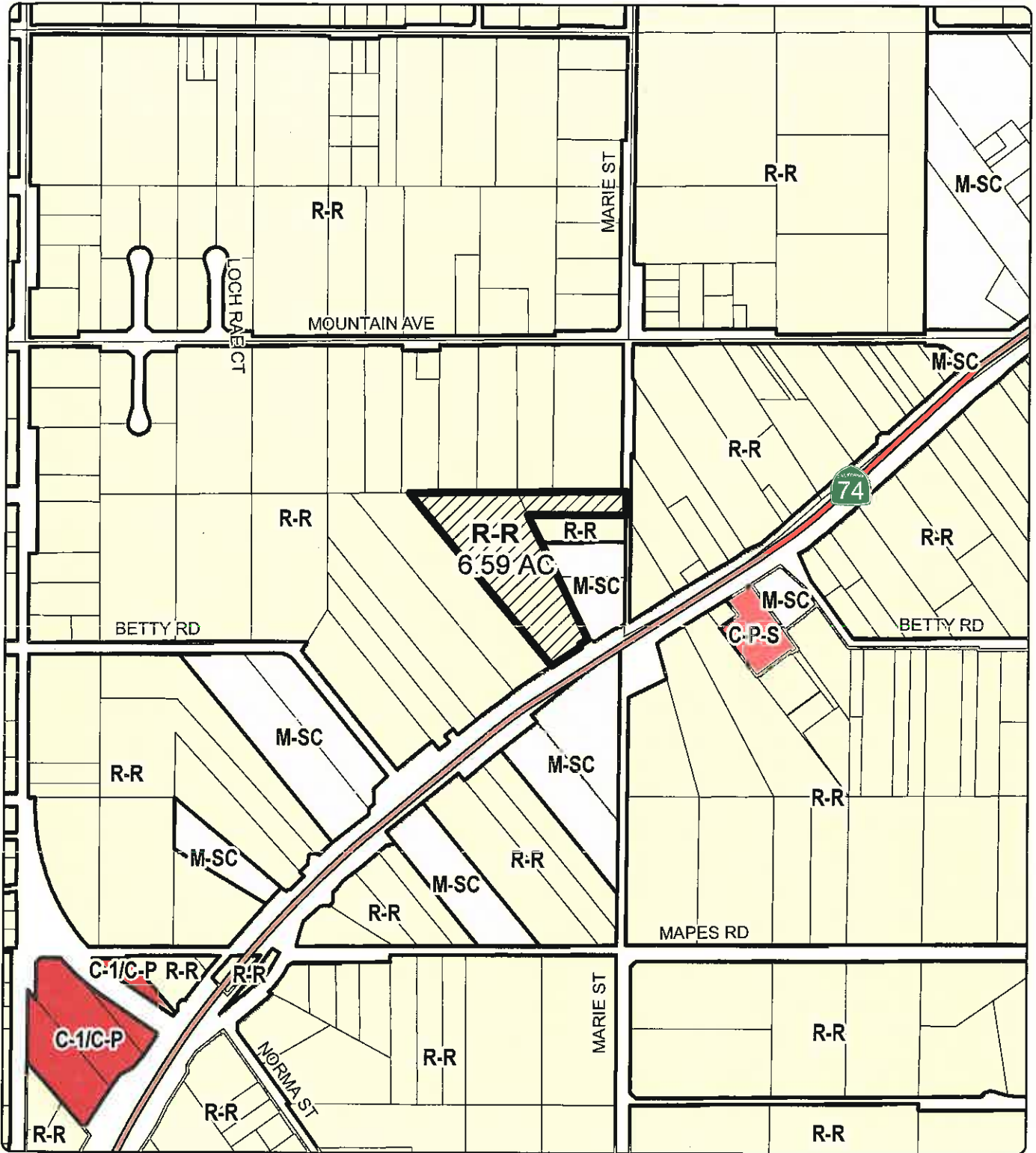
GPA01175

EXISTING ZONING

Supervisor: Jeffries  
District 1

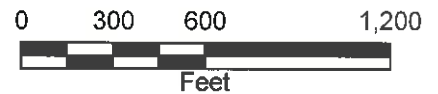
Date Drawn: 07/15/2016

Exhibit 2



Zoning Area: Good Hope

Author: Vinnie Nguyen



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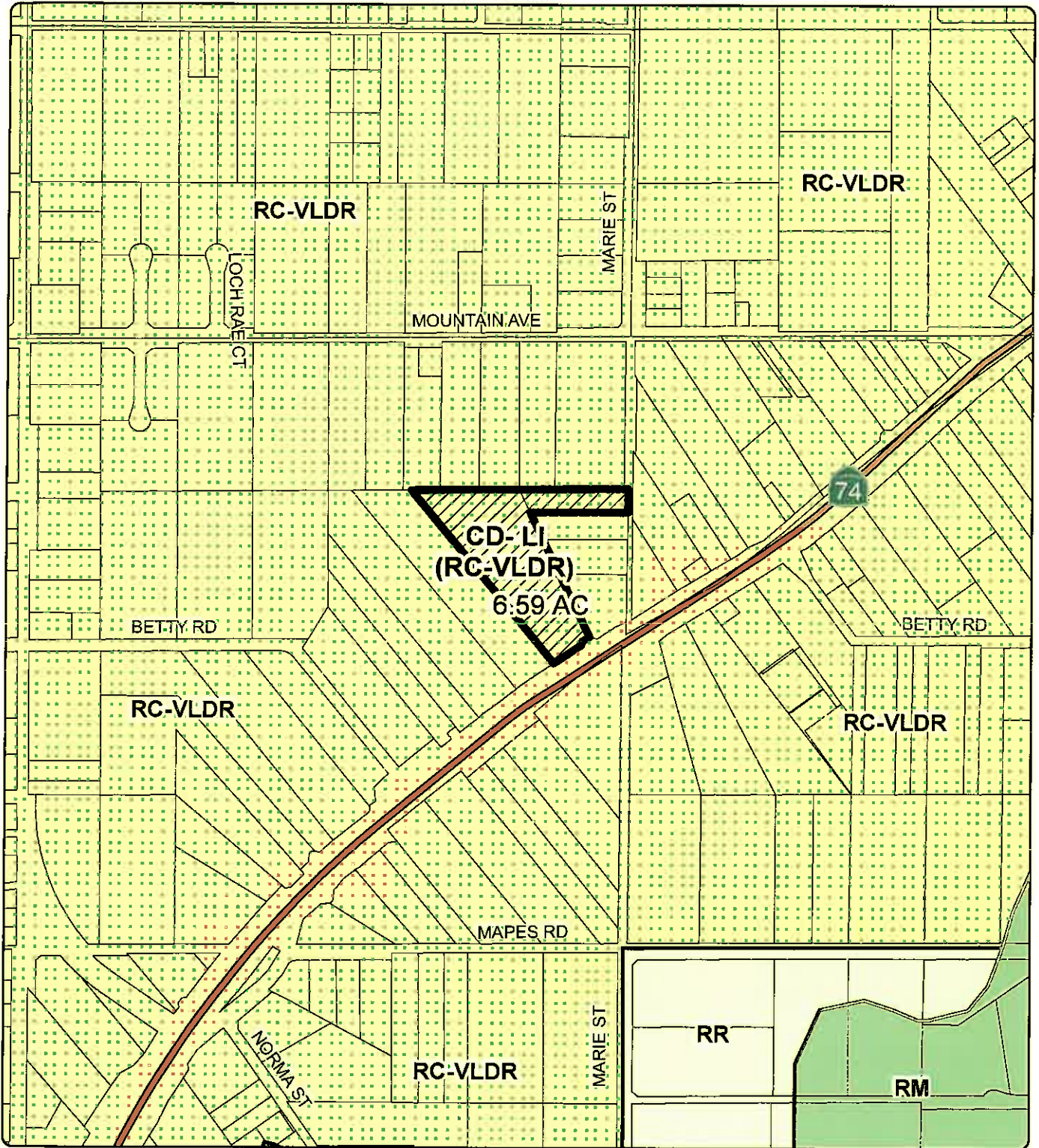
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01175

PROPOSED GENERAL PLAN

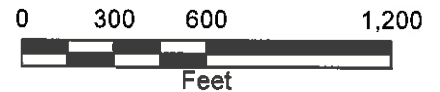
Supervisor: Jeffries  
District 1

Date Drawn: 07/15/2016  
Exhibit 6

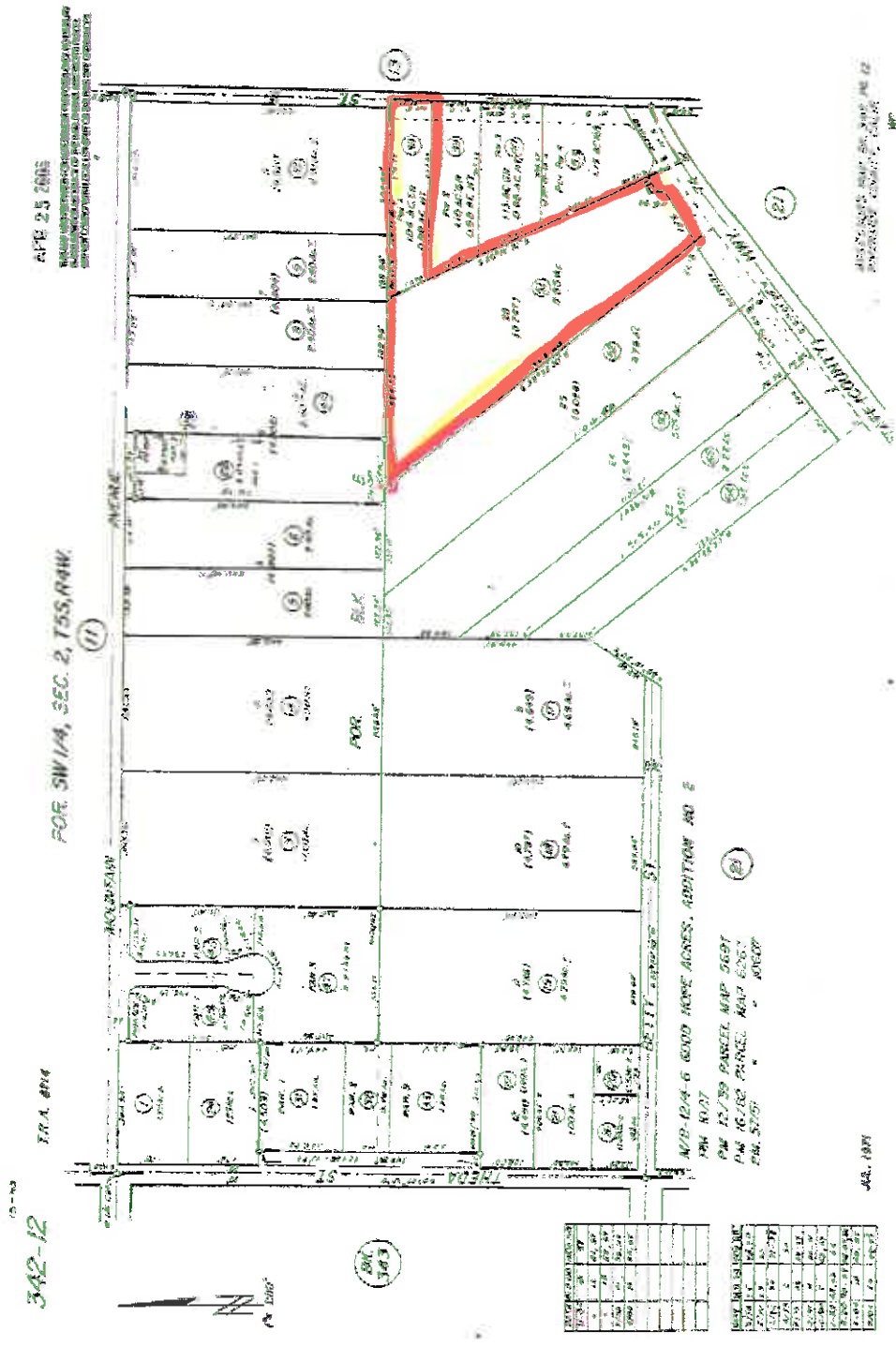


Zoning Area: Good Hope

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:**

**APPLICATION INFORMATION:**

**Applicant Name:** John Channel

**Contact Person:** Bob Brady **E-Mail:** bob.brady1@verizon.net

**Mailing Address:** 31859 Willow Wood Ct.  
Lake Elsinore CA 92532  
City State ZIP

**Daytime Phone No:** ( 951 ) 775-2506 **Fax No:** ( )

**Engineer/Representative Name:** Bob Brady

**Contact Person:** Bob Brady **E-Mail:** bob.brady1@verizon.net

**Mailing Address:** 31859 Willow Wood Ct.  
Lake Elsinore CA 92532  
City State ZIP

**Daytime Phone No:** ( 951 ) 775-2506 **Fax No:** ( )

**Property Owner Name:** John & Kelly Channel

**Contact Person:** John Channel **E-Mail:** cmitransport@verizon.net

**Mailing Address:** 24795 Highway 74  
Perris CA 92570  
City State ZIP

**Daytime Phone No:** ( 951 ) 943-8762 **Fax No:** ( 951 ) 943-8510

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

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

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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.)

John Channel  
PRINTED NAME OF PROPERTY OWNER(S)  
KELLY CHANNEL  
PRINTED NAME OF PROPERTY OWNER(S)

John Channel  
SIGNATURE OF PROPERTY OWNER(S)  
Kelly Channel  
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): 342-120-051-6 and 342-120-038-5

Approximate Gross Acreage: 6.59 (5.55 +1.04)

General location (nearby or cross streets): North of Highway 74, South of Mountain Ave., East of Betty Rd., West of Marie St.

Existing General Plan Foundation Component(s): Rural Community

Proposed General Plan Foundation Component(s): Community Development

Existing General Plan Land Use Designation(s): Very Low Density Residential (RC-VLDR)

Proposed General Plan Land Use Designation(s): Light Industrial (CD-LI)

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

Existing Zoning Classification(s): Rural Residential (R-R)

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

The Proposed GPA would allow increased land development and economic development opportunities for property located on Highway 74, a major transportation corridor. The land use designation would be similar to the Highway 74 corridor designation in the Lake Elsinore area. This property is located in the Highway 74 Corridor Study Area. Approximately 70% of the subject site is located in a designated flood hazard area. The General Plan amendment would provide greater development opportunity than limiting its use to rural residential uses as currently zoned.

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	
		Yes	No
Electric Company	SCE	X	
Gas Company	SoCal Gas	X	
Telephone Company	Verizon		
Water Company/District	Eastern Municipal Water District (EMWD)	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	Eastern Municipal Water District	EMWD	x

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Sewer - over 1mile away based on a discussion with EMWD staff on 5/4/2016.

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer - Watershed) ([http://webintprod.agency.tlma.co.riverside.ca.us/MMC\\_Viewer/Custom/disclaimer/Default.htm](http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm))

If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) John Channel Date 5-6-16  
 Owner/Representative (2) Kelly Channel Date 5/6/16

# 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 fact that the County has initiated the Highway 74 Corridor Study for the area including this property demonstrates that new conditions and circumstances exist. Since Highway 74 was significantly improved as a major transportation corridor between the I-15 and I-215 and the cities of Lake Elsinore and Perris, traffic counts have increased and created opportunities for higher intensity residential, commercial and industrial land uses. The development opportunities for the properties adjacent to and in the Highway 74 corridor have change from the Rural Community designation that allows limited developmet to an area that is more characteristic of the Community Development designation. The improved traffic capacity and safety of Highway 74 encourages and supports suburban development that is continuing to occur from Lake Elsinore along Highway 74 towards Perris and from Perris to Lake Elsinore. Riverside County has been one of the fastest growing areas in the state and the vast majority of this growth has been occuring in the west and southwest areas of the County which includes this area and subject property. This trend will continue and growth will continue along the section of the Highway 74 corridor. The Community Development section of Chapter 3 of the General Plan (LU-55) reconizes and acknowledges that future growth should occur in areas designated Community Development in the General Plan Foundation Component. Throughout the history of mankind, growth has occurred along major transportation corridors and routes including waterways, railways and roadways. The Highway 74 corridor is a major transportation route between Lake Elsinore and Perris which provides a connection between two other major transportation routes: the I-15 and the I-215. Growth will continue to occur and should be encouraged along the corridor between these nodes where it can be accomodated.

**The RCIP Vision Statement in Chapter 3 of the General Plan (LU-55) states in part:**

1. New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and openspace corridors, with concentrations of development that fit into that framework. In other words, important open space and transportaion corridors define growth areas.

The Highway 74 corridor area with its improvements as a major transportaion corridor has already defined it as a growth area and should be so recognized in the General Plan with the Community Development Land Use Foundation Component designation.

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

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**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.)

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No it would not conflict with the General Plan and would be consistent with the Foundation Component  
designated along the Highway 74 corridor in the Lake Elsinore area.

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**NOTES:**

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

**Furthermore:**

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

## NOTICE OF PUBLIC MEETING

**A PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1175 (Foundation and Entitlement/Policy)** – Applicant: Bob Brady – Representative: Bob Brady – First Supervisorial District – Mead Valley Area Plan – Good Hope Zoning Area – Zoning: R-R (Rural Residential) - Location: North of Highway 74, South of Mountain Avenue, East of Betty Road, and west of Marie Street – 6.59 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 Light Industrial (LI), on two parcels, totaling 6.59 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 342-120-051 and 342-120-038.

**TIME OF MEETING:** 1:00pm (or as soon as possible thereafter)  
**DATE OF MEETING:** Thursday, August 18, 2016  
**PLACE OF MEETING:** Riverside County Flood Control  
1995 Market Street  
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at: <http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

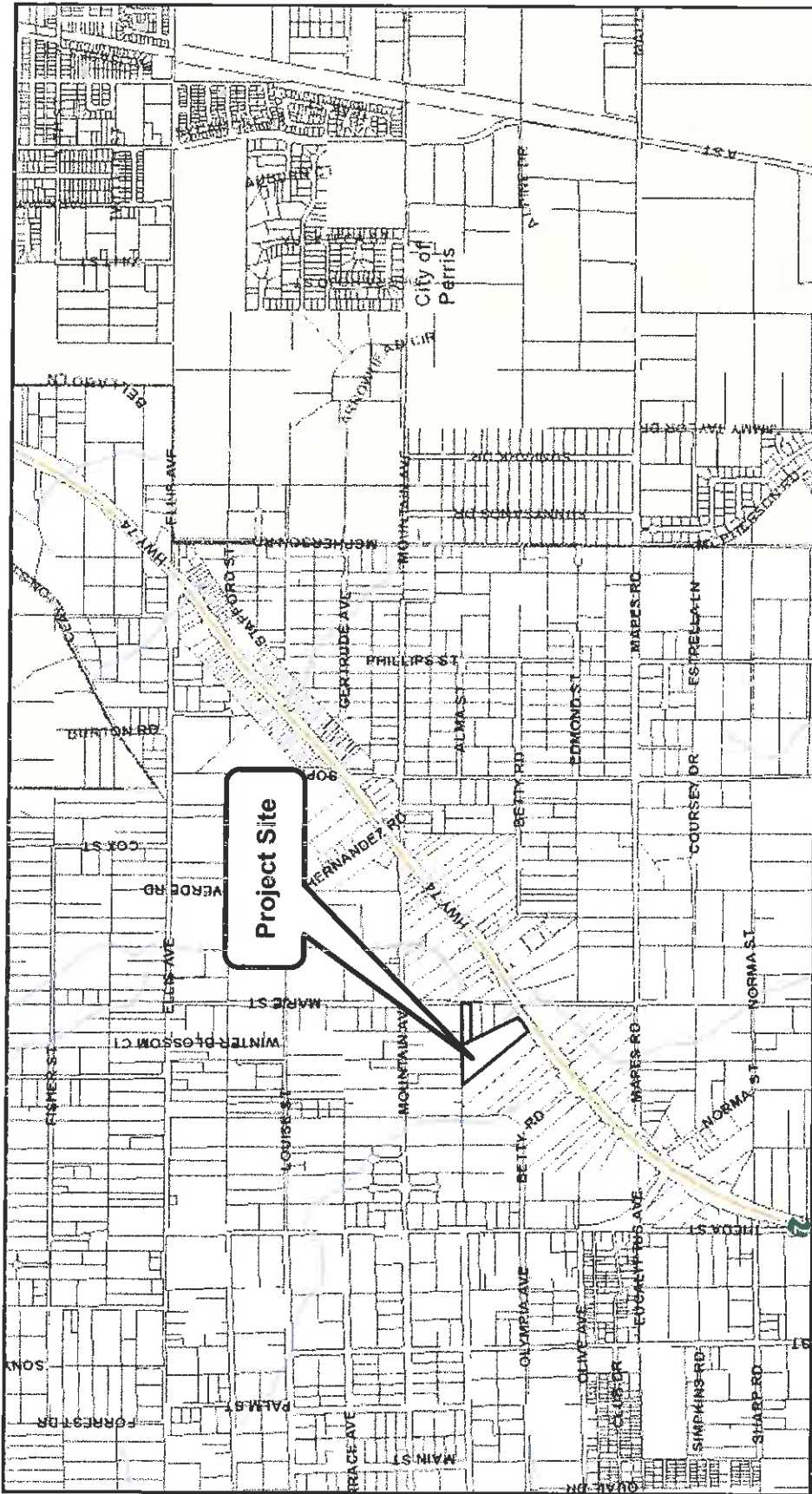
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409








Agenda Item No.: 2.6  
Area Plan: Temescal Canyon  
Supervisorial District: First  
Project Planner: John Earle Hildebrand III

General Plan Amendment No. 1185  
Property Owner: GOCO Hospitality California, Inc.  
Applicant: GOCO Hospitality California, Inc.  
Engineer/Representative: T&B Planning

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1185 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD), and amend its Land Use Designations from Rural Mountainous (RM), Mineral Resources (MR), Low Density Residential (LDR), and Commercial Tourist (CT) to Mixed Use Area (MUA) for the purpose of establishing a Specific Plan over the Glen Ivy Hot Springs Resort, on six parcels, totaling 82.5 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

**LOCATION:** Generally located southwest of I-15 Freeway, south of Glen Ivy Road, and northeast of the Cleveland National Forest.

**PROJECT APNs:** 290-040-033, 290-040-034, 290-040-073, 290-040-074, 290-090-025, and 290-090-026

**GENERAL PLAN INITIATION PROCESS (GPIP):** Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

**JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED:** 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. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General

Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

**Location:**

Located within the Temescal Valley and nestled at the base of the Santa Ana Mountains, the Glen Ivy Hot Springs Resort Wellness Retreat FGPA (herein "Project") consists of approximately 82.5 acres including the 20-acre historic Glen Ivy Hot Springs Resort. The remaining 62.5 acres consist of agricultural groves, a variety of vacant structures and out-buildings, one water tank and undeveloped hillsides.

**Existing General Plan Foundation Designations:**

This site's existing General Plan Designations are "Rural Mountainous" (32.6 acres), "Community Development – Low Density Residential" (30.8 acres), "Community Development – Commercial Tourist" (16.3 acres), "Open Space – Conservation" (1.8 acres), and "Open Space – Mineral" (0.9 acres) in the configuration shown on Figure 1, *Foundation GPA*.

**Proposed General Plan Foundation Designations:**

The proposed Foundation Component Amendment (proposed Project) would amend the General Plan designations to Community Development-Specific Plan (68.6 acres) and Open Space – Conservation (13.9 acres) in the configuration shown on Figure 1, *Foundation GPA*. The proposed FGPA would eliminate the RM and OS-C designation of the foreground hillside to allow for development of the flatter areas between the foreground hill and the preserved hillsides to the west and south designated Open Space-Conservation. The 25% slope areas within the proposed CD-SP designation would be preserved in accordance with County hillside development regulations as part of the anticipated Implementing Specific Plan project design.

**Implementing Project:**

This Regular General Plan Review Cycle Foundation Amendment is the first necessary step in the expansion of the Glen Ivy Hot Springs Resort into the Glen Ivy Hot Springs Resort Wellness Retreat, and upon General Plan Initiation, would be followed by the submittal of the implementing Specific Plan project.

Established in 1861, the Glen Ivy Hot Springs Resort currently employs approximately 150 local residents and draws over 160,000 annual visitors to this unique resource in southwest Riverside County, with its natural hot spring mineral springs, mud baths and other amenities. The transformation of the existing resort into the GOCO Glen Ivy Hot Springs Resort Wellness Retreat would preserve the hillsides while increasing employment to approximately 300 local residents, introducing additional land uses and a variety of wellness resort and retreat facilities and accommodations including wellness center, approximately 90 guest rooms, and boutique retail shops along with attached and detached single family homes, orchards, and other recreational amenities. Figure 3, *Conceptual Land Use Plan*, illustrates the Specific Plan conceptual design for the GOCO Glen Ivy Hot Springs Resort Wellness Retreat.

**Regular General Plan Review Cycle Foundation Amendment Justification:** Pursuant to the Administration Element (Chapter 11) of the Riverside County General Plan, Subsection 3 of the *Required and Optional Findings* section, a Regular General Plan Review Cycle Foundation General Plan Amendment may be approved only if it can be supported by all three portions of the following finding:

The foundation change is based on ample evidence that: (1) new conditions or circumstances disclosed during the review process justify modifying the General Plan; (2) that the modifications do not conflict with the overall Riverside County Vision; and (3) that they would not create an internal inconsistency among the elements of the General Plan.

**Findings:**

- 1) Circumstances and conditions have changed such that the project area no longer meets the intent of the Rural Foundation Component General Plan Designation as reflected by the General Plan Principle statements contained on page LU-47 of the 2015 General Plan, which states in part that "Rural land use designations should be established to accommodate a rural lifestyle generally within existing rural towns and rural residential neighborhoods....." (Figure 4, *Surrounding Land Uses*):
  - a. The Rural designation is not consistent with the General Plan Principles because:
    - i. The site is not within an existing rural town or rural residential neighborhood;
    - ii. The Rural designation on this site is the only Rural designation in the vicinity of the site and is not part of a larger existing rural residential neighborhood;
    - iii. The site is adjacent to neighborhoods with Community Development Foundation Component (SP) residential densities to the north, rather than Rural neighborhoods and densities;
      - a. The adjacent, fully developed 823 acre Trilogy community consists of 1,571 homes at an average residential density of 6 dwelling units per acre (Community Development – MHDR) rather than a Rural neighborhood density;
    - iv. The existing Glen Ivy Hot Springs Resort is within the Community Development Foundation and attracts over 160,000 guests per year to this site and makes establishment of a "rural lifestyle" or "rural residential neighborhood" impractical in this area.
    - v. The Foundation Component designation to the south, east and west is Open Space (OS-C and OS-M), making establishment of a "rural lifestyle" or "rural residential neighborhood" impractical in this area.
  - b. Circumstances and conditions have changed such that the project area no longer meets the General Plan intent for the location of the Rural Mountainous General Plan Designation, which states (Page LU-48) that the Rural Mountainous (RM) land use designation "applies to remote areas that are completely or partially surrounded by slopes greater than 25% and do not have both county-maintained access and access to community sewer and water systems."
    - i. The site does not meet the definition of "remote" stated above and therefore does not meet the General Plan criteria for designation as Rural Mountainous because:
      - a. The site is not "surrounded or partially surrounded" by slopes greater than 25%; as shown in Figure 2, *Proposed Foundation Amendment/Slope Analysis*, the site has slopes of greater than 25% located only to the south and west;
      - b. The site has access to County maintained Warm Springs Drive, which is within 852 feet of the site along an existing private road – Glen Ivy Road (Figure 5, *Existing Public Infrastructure*);
      - c. The site has access to existing domestic water lines maintained by the Temescal Valley Water District. An existing 8 inch water line is located in

Glen Eagles Drive within the Trilogy community, within 65 feet of the sites northwest corner(Figure 5, *Existing Public Infrastructure*);

- d. The site has access to existing sewer lines maintained by the Temescal Valley Water District. An existing 8 inch sewer line is located at the property boundary at Glen Ivy Road (Figure 5, *Existing Public Infrastructure*);
  - e. The site has improved County and State maintained access to the I-15 freeway to the north and south from the fully improved interchanges at Temescal Canyon Road (1/2 mile to the north) and Indian Truck Trail (2.25 miles to the south) see Figure 4, *Surrounding Land Uses*.
- 2) The proposed Project is consistent with the Riverside County Integration Plan (RCIP) Vision as demonstrated by the following analysis:
- a. The proposed Project is consistent with the RCIP Vision statement (p. V-10) which requires that expansion of existing development be accompanied by required public improvements because the proposed Project would allow for the planned expansion of the existing Glen Ivy Resort, which would include the construction of the appropriate public improvements, including but not necessarily limited to public roadways, domestic water and sanitary sewer lines.
  - b. The proposed Project is consistent with the RCIP Vision statement (p.V-10) which requires that future redevelopment revitalize the surrounding community and further contribute to the community's growth, because the proposed Project would allow for the planned expansion of the existing Glen Ivy Resort into a world class wellness retreat and resort. Such an expansion would create additional employment (150 new jobs), occupancy tax revenue (approximately \$1.3 million), housing, retail, and recreational opportunities which will contribute to the quality of life and growth of the Temescal Valley.
  - c. The RCIP Vision, as described in the subsection "Our Communities and Their Neighborhoods" (p.V-14), requires that development occur only where public facilities and services that meet acceptable level-of-service standards are available, or can be provided for at the time of development. The proposed Project is consistent with this RCIP Vision because the project site has or can provide at the time of development, access to County-maintained roadways, public water infrastructure, public sewer infrastructure, and access to freeway facilities.
  - d. The proposed Project is consistent with the RCIP Vision, as described in the subsection "Healthy Communities" (p. V-16), which requires that residents be provided with a wide range of physical and cultural opportunities, because the Project would allow for the expansion and revitalization of the historic Glen Ivy Hot Springs Resort into a world class wellness retreat offering unique physical and cultural opportunities.
  - e. The proposed Project is consistent with the RCIP Vision, as described in the subsection "Conservation and Open Space Resource System" (p. V-17), which requires that voluntary conservation occur on private land, because the proposed Project would result in the designation of 13.9 acres of the site comprising the foothills of the Santa Ana Mountains adjacent to the Cleveland National Forest as Open Space – Conservation. The designation would ensure the preservation and protection of this area of the site and

buffer development on the site from the adjacent Santa Ana Mountains and National Forest.

- f. The RCIP Vision, as described in the subsection “Sustainability and Global Environmental Stewardship” (p. V-19), requires that land use polices foster communities where a mixture of land uses provide healthy recreation, healthy food options, accessible bicycle trails, accessible footpaths, and are well-connected to surrounding land uses. The proposed Project is consistent with this RCIP Vision because the proposed Project would allow for the creation of the Glen Ivy Hot Springs Resort Wellness Retreat, where healthy recreational opportunities, such as trail hiking and spa treatments, will complement sustainable on-site organic gardens and orchards providing farm-to-table dining experiences.
  - g. The RCIP Vision, as described in the subsection “Jobs and the Economy” (V-20), recognizes that emerging and expanding employment sectors, such as the hospitality industry, are receiving renewed emphasis in job training and investment focus. The proposed Project is consistent with this RCIP Vision development of the Glen Ivy Hot Springs Resort Wellness Retreat would result in the creation of approximately 150 new permanent jobs in the hospitality sector and would generate approximately \$1.3 million per year in room occupancy taxes, as well as retail sales tax.
  - h. The RCIP Vision, as described in the subsection “Plan Integration” (p. V-22), requires that flexible planning tools such as mixed use zoning, incentives for creative use of land, overlay zoning, and flexible use of open space are more commonly used. The proposed Project is consistent with this RCIP Vision because the Community Development – Specific Plan designation allows for the use of a Specific Plan which would allow for the full integration of the land uses anticipated for the site, including high quality resort residential, resort accommodations, wellness center, organic, small-scale agriculture, specialty retail, and passive recreational amenities.
- 3) The proposed Project would not create internal inconsistency among other elements of the Riverside County General Plan, as demonstrated by the following analysis:
- a. The proposed Project is consistent with the Land Use Element and would not introduce incompatible land uses or land uses that would conflict with or degrade the integrity of nearby land uses because the proposed Project would result in the Community Development Foundation Component Designation which is a logical extension of the existing on site designation and designation to the north and a logical extension of the existing Open Space Foundation designation to the immediate south.
  - b. The proposed Project is consistent with the Circulation Element because, in accordance with the Temescal Canyon Area Plan Circulation Plan and Trails and Bikeway System, there are no planned or existing County-maintained roadway, trail, or bicycle facilities located within the boundary of the Project site which would be eliminated by the proposed Project. Furthermore, the proposed Project would provide for the creation of the Glen Ivy Hot Springs Resort Wellness Retreat which would include improved roadway, trail, and bicycle facilities on the site and access to trails in adjacent open space areas.
  - c. The proposed Project is consistent with the Multipurpose Open Space Element because implementation of the proposed Project would result in an additional 13.9 acres

designated as Open Space – Conservation, and would adequately buffer the developed portions of the site from the Cleveland National Forest.

- d. The proposed Project is consistent with the Safety Element because while the proposed Project would result in the potential for additional development of the site, any such development will be required to meet all County and State requirements necessary to minimize and/or avoid natural and man-made hazards located on the site.
- e. The proposed Project is consistent with the Noise Element because the site is not located in an area identified as susceptible to substantial noise hazards on Figure N-1, *Common Noise Sources and Levels*, of the County's General Plan.
- f. The proposed Project is consistent with the Air Quality Element because the Project would allow for the development of the Glen Ivy Hot Springs Resort Wellness Retreat, and the creation of 150 new jobs in the Temescal Valley. These new jobs would improve the Riverside County jobs to housing ratio by locating residents closer to job opportunities, decreasing commute times and reducing greenhouse gas emissions.
- g. The proposed Project is consistent with the Healthy Communities Element because the Project would allow for the development of the Glen Ivy Hot Springs Resort Wellness Retreat which would educate guests of the importance of overall health and well-being, promote physical activity and access to healthy foods, promote the production and distribution of locally grown organic food, and provide a unique recreational retreat to County residents.

**GENERAL PLAN ADVISORY COMMITTEE ACTION:** This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on August 18, 2016 and was recommended for initiation to the Planning Commission by a majority, and there was one abstention.

Through ongoing discussions with the applicant during the GPAC staff report preparation process, staff and the applicant further reviewed the proposed land use amendment, which was initially submitted as a request to change to a combination of commercial and residential land uses within the Community Development Foundation Classification. Due to the complexity of matching a specific Land Use Designation over an arbitrarily established boundary within the Glen Ivy Hot Springs Resort, staff felt that that a different approach would provide a more flexible solution to implement the overall goal of the project. The Glen Ivy Hot Springs Resort integrates a variety of commercial, residential, and open space recreational uses throughout the entire resort area. Changing the entire site's Land Use Designation to a Mixed Use Area ("MUA") under the Community Development Foundation Component, will provide a more flexible framework, enabling the continued growth of a resort destination.

GPAC considered the proposal and recommended initiation of this General Plan Amendment, to change to the Community Development Foundation Component with a Mixed Use Area Land Use Designation for the entire 82.5 acre site. Furthermore, it's the applicant's desire to submit a Specific Plan, should this GPA be initiated. The Specific Plan would become the implementing land use document for the resort, specifying residential densities, commercial uses, open space areas, as well as establishing development requirements and design guidelines.

**PROJECT SITE INFORMATION:**

- 1. Existing Foundation Component: Rural (R), Open Space (OS), and Community Development

- |   |   |
|---|---|
| 2. Proposed Foundation Component:         | Community Development (CD)  |
| 3. Existing General Plan Designation:     | Rural Mountainous, Mineral Resources (MR), Low Density Residential (LDR), and Commercial Tourist (CT)   |
| 4. Proposed General Plan Designation:     | Mixed Use Area (MUA)  |
| 5. Surrounding General Plan Designations: | South and West – Open Space Conservation (OS-C), East – Open Space Mineral Resources (OS-MR), North – Open Space Recreation (OS-R) and Medium Density Residential (MDR) |
| 6. Existing Zoning Classification:        | W-2 (Controlled Development), R-1 (One-Family Dwellings), and C-1/C-P (General Commercial)  |
| 7. Surrounding Zoning Classifications:    | North, West, and South – Specific Plan 221 (Mountain Springs), East – Mineral Resources & Related Manufacturing.  |
| 8. Existing Land Use:                     | Glen Ivy Hot Springs Resort   |
| 9. Surrounding Land Uses:                 | Residential, Vacant Land, and Mining  |
| 10. Project Size (Gross Acres):           | 82.5  |

**RECOMMENDATION:** Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1185, pursuant to the comments by GPAC, and seeks comments from the Planning Commission on the amendment which will be provided to the Board of Supervisors. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
  - a. MSHCP criteria cell or conservation boundary; or
  - b. Agricultural preserve; or
  - c. An Airport Influence Area (“AIA”), or
  - d. County Service Area.
3. The project site is located within:
  - a. The City of Corona sphere of influence; and
  - b. A Low and Moderate liquefaction area; and
  - c. A half-mile of a fault line or fault zone; and
  - d. A special flood hazard area; and
  - e. Very High fire hazard area; and
  - f. Local and State Responsibility Area for fire protection service.





RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE  
MINUTE ORDER  
AUGUST 18, 2016**

**I. AGENDA ITEM 3.6**

**GENERAL PLAN AMENDMENT NO. 1185 (Foundation and Entitlement/Policy) – APPLICANT:** Goco Hospitality California, Inc. – **ENGINEER/REPRESENTATIVE:** T&B Planning – First Supervisorial District – Temescal Valley Area Plan – Glen Ivy Zoning Area – **ZONE:** Controlled Development (W-2) and (W-2-10), One-Family Dwellings (R-1), General Commercial (C-1/C-P), and Mineral Resources & Related Manufacturing (M-R-A) – **LOCATION:** Generally located southwest of I-15 Freeway, south of Glen Ivy Road, and northeast of the Cleveland National Forest – **PROJECT SIZE:** 82.5 gross acres – **REQUEST:** Proposal to reconfigure the project site's General Plan Land Use Designations of Commercial Tourist (CT), Low Density Residential (LDR), and Rural Mountainous (RM) for the purpose of establishing a Specific Plan over the Glen Ivy Hot Springs Resort, on six parcels, totaling 82.5 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – **APNs:** 290-040-033, 290-040-034, 290-040-073, 290-040-074, 290-090-025, and 290-090-026.

**II. DISCUSSION:**

**III. GPAC ACTION:**

Motion by Mr. Cousins  
Second by Ms. Kuenzi

Members voted to move forward.

Mr. Silver and Ms. Trover abstained. There is insufficient information.

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

## NOTICE OF PUBLIC MEETING

**A PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1185 (Foundation and Entitlement/Policy)** –APPLICANT: Goco Hospitality California, Inc. – ENGINEER/REPRESENTATIVE: T&B Planning – First Supervisorial District – Temescal Valley Area Plan – Glen Ivy Zoning Area – ZONE: Controlled Development (W-2) and (W-2-10), One-Family Dwellings (R-1), General Commercial (C-1/C-P), and Mineral Resources & Related Manufacturing (M-R-A) – LOCATION: Generally located southwest of I-15 Freeway, south of Glen Ivy Road, and northeast of the Cleveland National Forest – PROJECT SIZE: 82.5 gross acres – **REQUEST:** Proposal to reconfigure the project site's General Plan Land Use Designations of Commercial Tourist (CT), Low Density Residential (LDR), and Rural Mountainous (RM) for the purpose of establishing a Specific Plan over the Glen Ivy Hot Springs Resort, on six parcels, totaling 82.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 290-040-033, 290-040-034, 290-040-073, 290-040-074, 290-090-025, and 290-090-026.

**TIME OF MEETING:** 9:00am (or as soon as possible thereafter)  
**DATE OF MEETING:** **Wednesday, October 19, 2016**  
**PLACE OF MEETING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

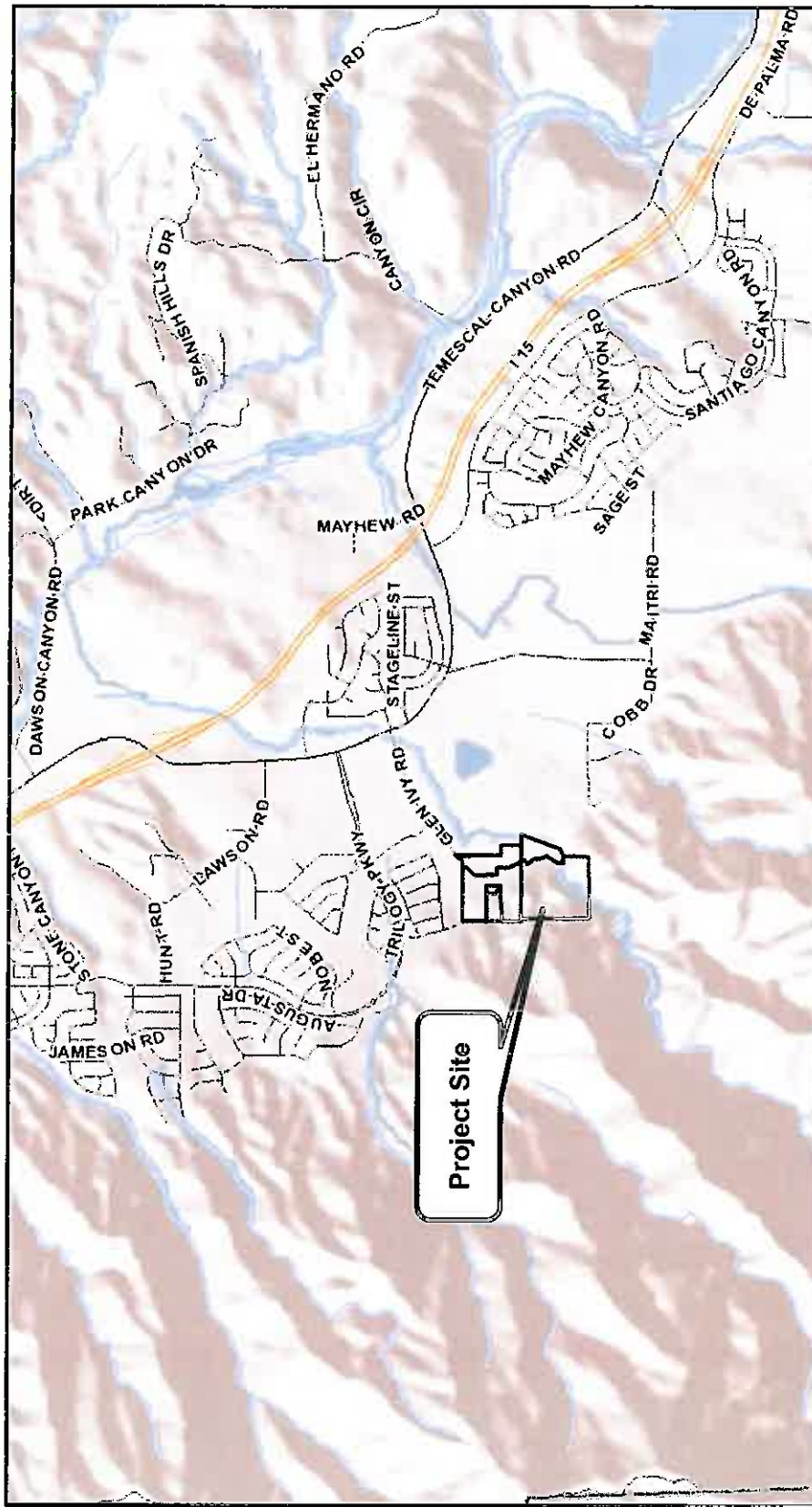
The case file for the proposed project may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the Planning Commission, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Earle Hildebrand III  
P.O. Box 1409, Riverside, CA 92502-1409



# GPAC

## Report Package

Meeting Date: Thursday, August 18, 2016



# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 18, 2016

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**Foundation GPA No.:** 1185  
**Supervisorial District:** First  
**Area Plan:** Temescal Canyon  
**Zoning Area/District:** Glen Ivy Area  
**Property Owner(s):** GOCO Hospitality California, Inc.  
**Project Representative(s):** T&B Planning, Inc.

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**PROJECT DESCRIPTION:** Proposal to reconfigure the project site's General Plan Land Use Designations of Commercial Tourist (CT), Low Density Residential (LDR), and Rural Mountainous (RM) for the purpose of establishing a Specific Plan over the Glen Ivy Hot Springs Resort, on six parcels, totaling 82.5 gross acres.

**LOCATION:** Generally located southwest of I-15 Freeway, south of Glen Ivy Road, and northeast of the Cleveland National Forest.

**PROJECT APNs:** 290-040-033, 290-040-034, 290-040-073, 290-040-074, 290-090-025, and 290-090-026



Figure 1: Project Location Map

**PROJECT DETAILS:** This General Plan application is a proposal to reconfigure the project site's General Plan Land Use Designations of Commercial Tourist (CT), Low Density Residential (LDR), and Rural Mountainous (RM) for the purpose of establishing a Specific Plan over the Glen Ivy Hot Springs Resort, on six parcels, totaling 82.5 gross acres.

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:** See attached document.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	82.5
Number of Parcels:	6
Sphere of Influence:	Yes – City of Corona
Policy Area:	No
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Rural (R), Open Space (OS), and Community Development (CD)
Proposed Foundation Component:	Rural (R), Open Space (OS), and Community Development (CD)
Existing General Plan Land Use:	Rural Mountainous (RM), Mineral Resources (MR), Low Density Residential (LDR), and Commercial Tourist (CT)
Proposed General Plan Land Use:	Rural Mountainous (RM), Mineral Resources (MR), Low Density Residential (LDR), and Commercial Tourist (CT)
<b>Surrounding General Plan Land Use</b>	
North:	Recreation (R), Medium Density Residential (MDR), and Medium High Density Residential (MHDR)
East:	Mineral Resources (MR)
South:	Conservation (C)
West:	Conservation (C)
<b>Existing Zoning Classification</b>	
Existing Zoning Classification:	R-1 (One-Family Dwelling), W-2 and W-2-10 (Controlled Development Areas, and C-1/C-P (General Commercial)
Change of Zone Required:	Yes
<b>Surrounding Zoning Classification</b>	
North:	SP (Specific Plan) – Mountain Springs (SP00221)

East:	M-R-A (Mineral Resources & Related Manufacturing)
South:	SP (Specific Plan) – Mountain Springs (SP00221)
West:	SP (Specific Plan) – Mountain Springs (SP00221)
Existing Development and Use:	Glen Ivy Hot Springs Resort and Vacant Land
<b>Surrounding Development and Use</b>	
North:	Residential
East:	Mining operations
South:	Vacant – Cleveland National Forest
West:	Vacant – Cleveland National Forest

**Environmental Information:**

WRCMSHCP Criteria Cell:	GPA01185 is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within a MSHCP Criteria Cell. The MSHCP does not describe conservation outside of Criteria Cells. Conservation may be required outside of Criteria Cells for species that are not adequately covered by the MSHCP or species whose conservation objectives have not been met.  All projects within the MSHCP Plan Area must be in compliance with the MSHCP.
CVMSHCP Conservation Boundary:	No
Airport Influence Area (“AIA”):	No
Agricultural Preserve:	No
Farmland Importance:	Yes – Other Lands Unique Farmland Urban-Built Up Land
Fire Hazard Area:	Yes – Very High
Fire Responsibility Area:	State Responsibility Area and Local Responsibility Area
Special Flood Hazard Area:	Yes – RCFC
Liquefaction Area:	Yes – Low, Moderate, and Very Low
Subsidence Area:	Yes – Susceptible
Fault Line:	Yes – Within a ½ mile of Elsinore Fault
Fault Zone:	Yes – Within a ½ mile of Elsinore Fault and County Fault Zones
Paleontological Sensitivity:	Yes – High Sensitivity

# RIVERSIDE COUNTY PLANNING DEPARTMENT GPA01185 VICINITY/POLICY AREAS

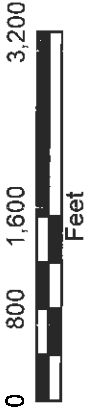
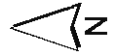
Supervisor: Jeffries  
District 1

Date Drawn: 07/22/2016  
Vicinity Map



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This plan includes new land use designations for unincorporated Riverside County. The City of Glendora may have certain different type of land use designations. The Planning Department offices in Riverside at (951) 958-2300 (Riverside County) or its Public Works at (951) 958-8777 (Riverside County) or Website <http://www.riverside.ca.gov>



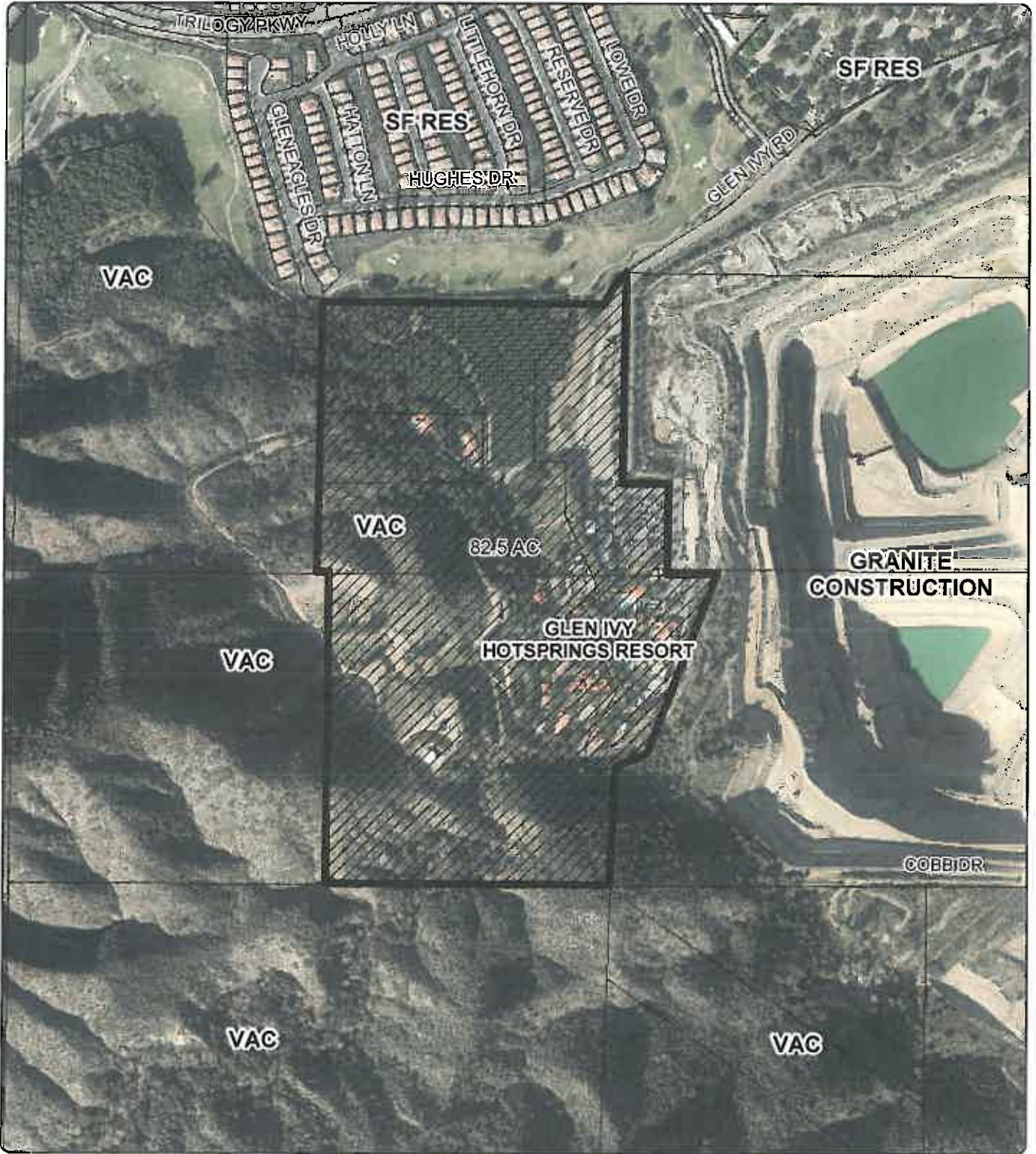
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01185

LAND USE

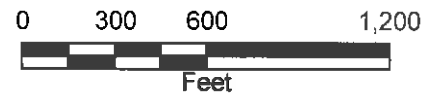
Supervisor: Jeffries  
District 1

Date Drawn: 07/22/2016  
Exhibit 1



Zoning Area: Glen Ivy

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)953-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

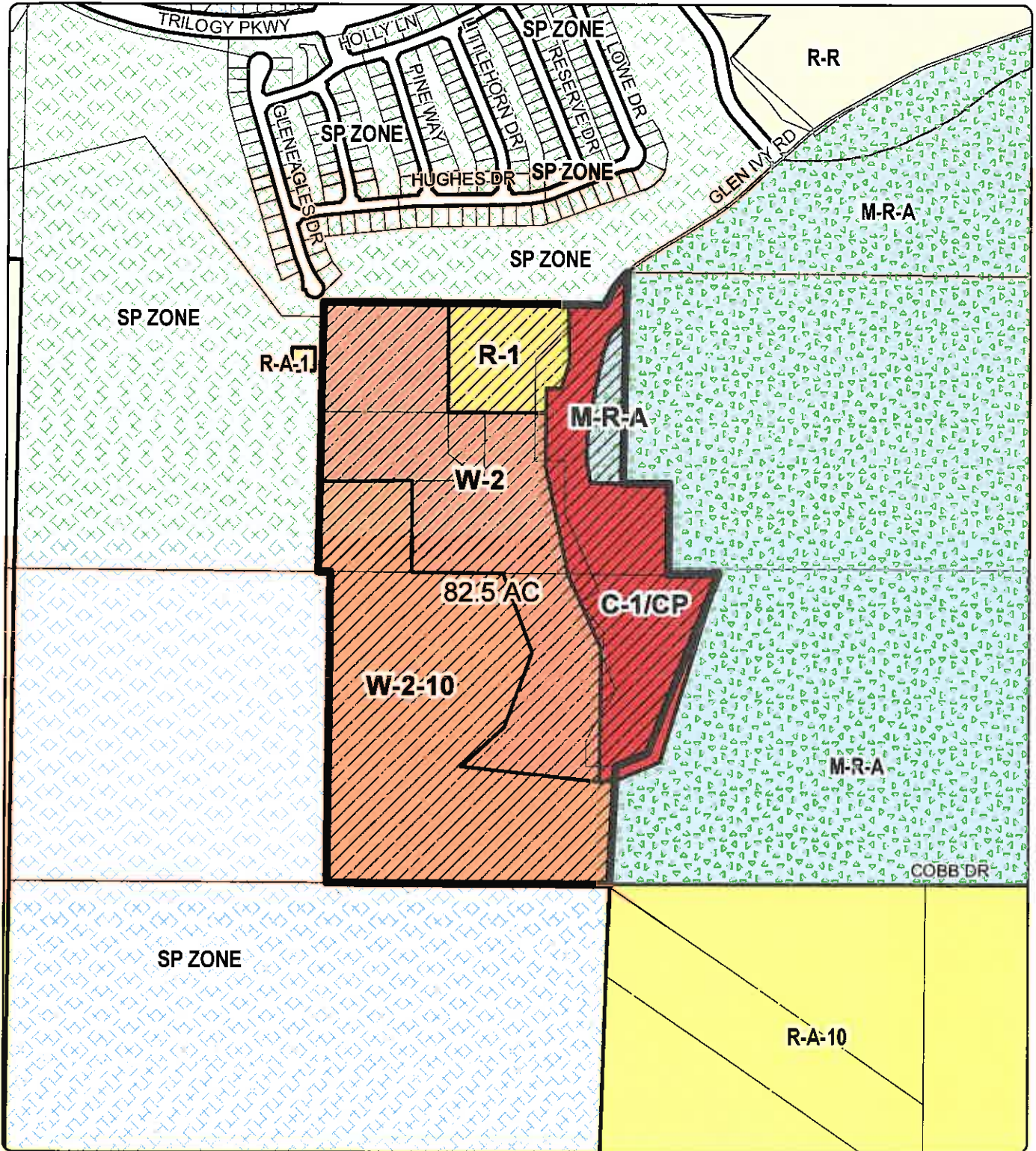
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01185

EXISTING ZONING

Supervisor: Jeffries  
District 1

Date Drawn: 07/22/2016  
Exhibit 2



Zoning Area: Glen Ivy

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.ctlraa.org>

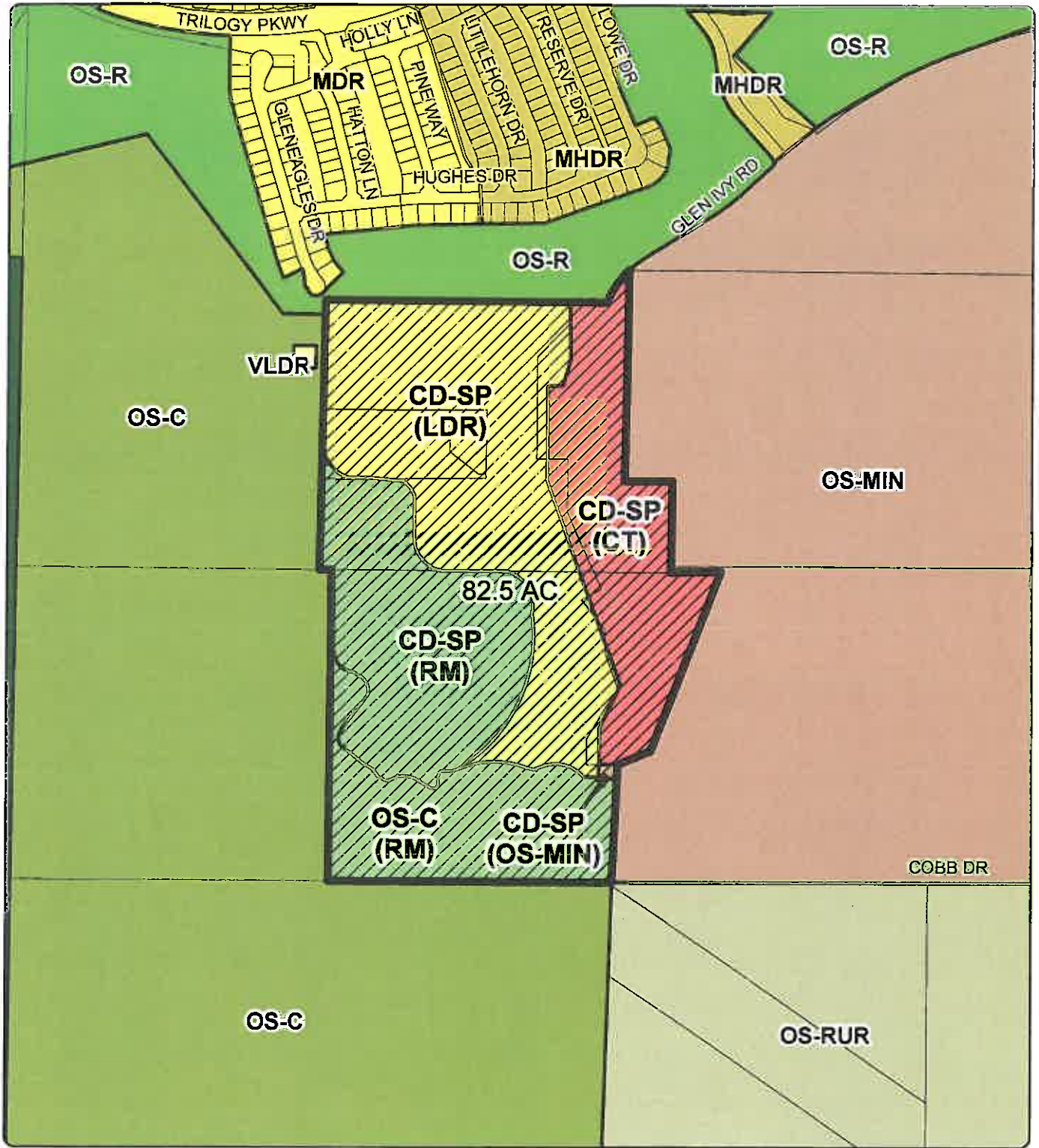
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01185

PROPOSED GENERAL PLAN

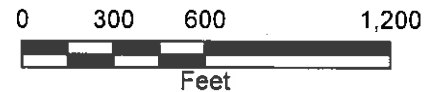
Supervisor: Jeffries  
District 1

Date Drawn: 07/22/2016  
Exhibit 6

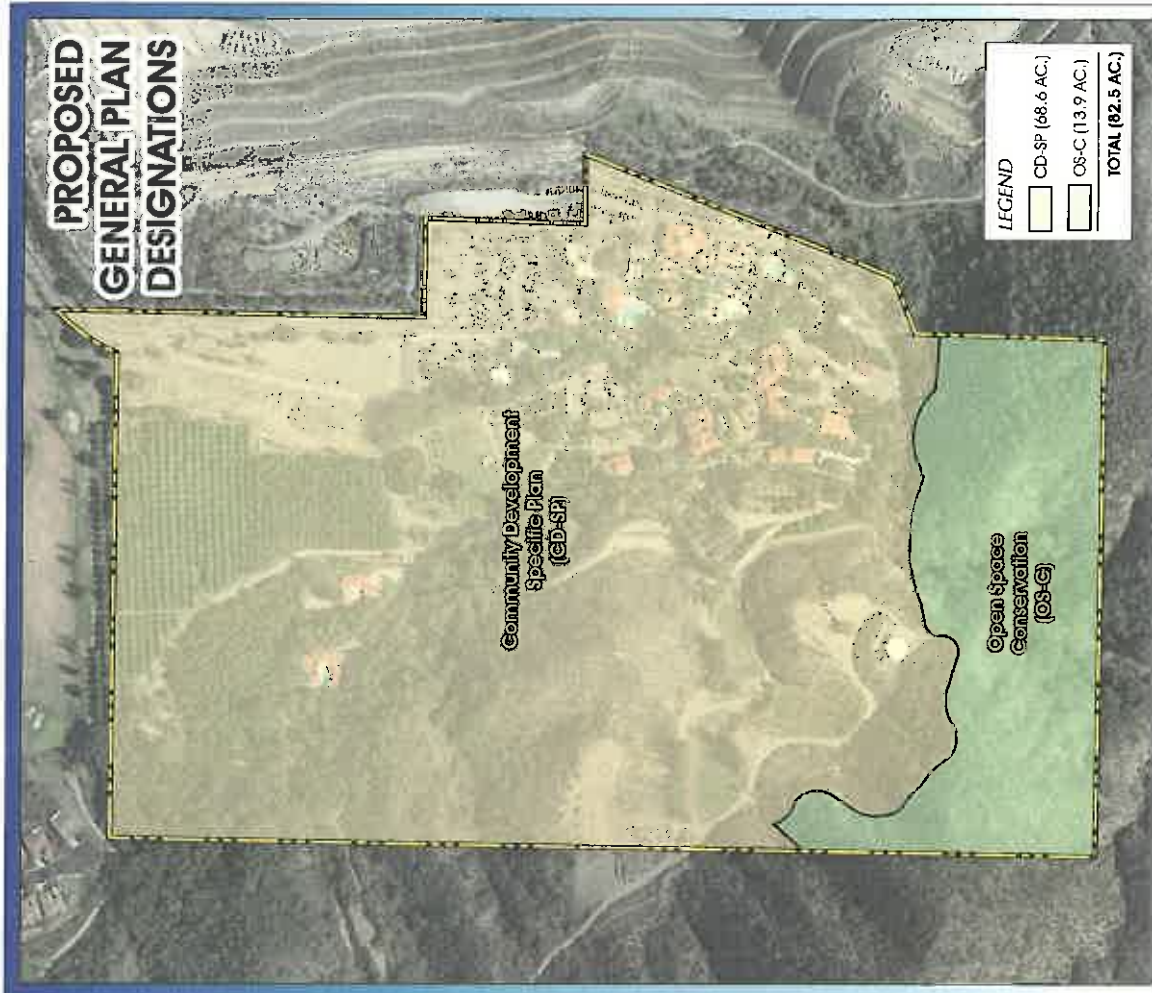
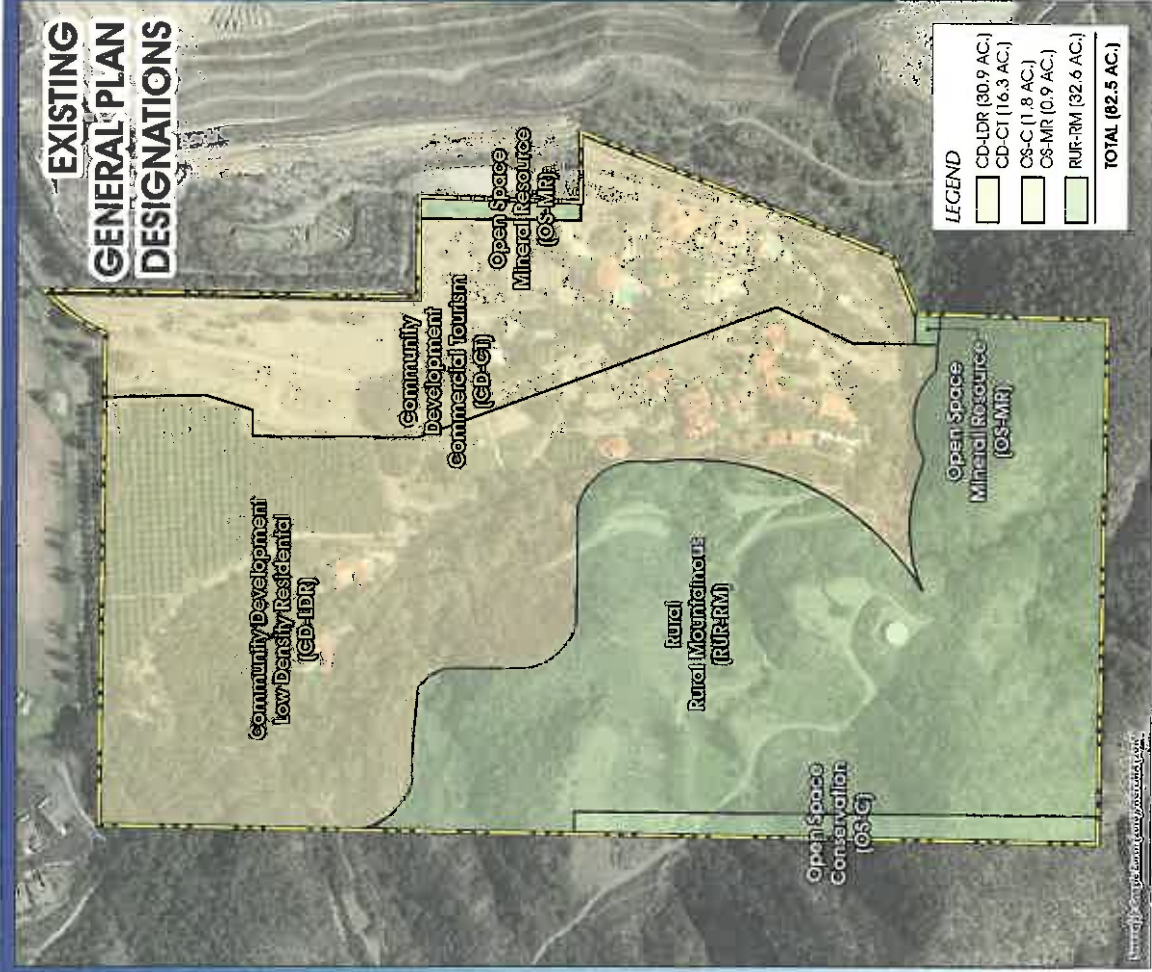


Zoning Area: Glen Ivy

Author: Vinnie Nguyen



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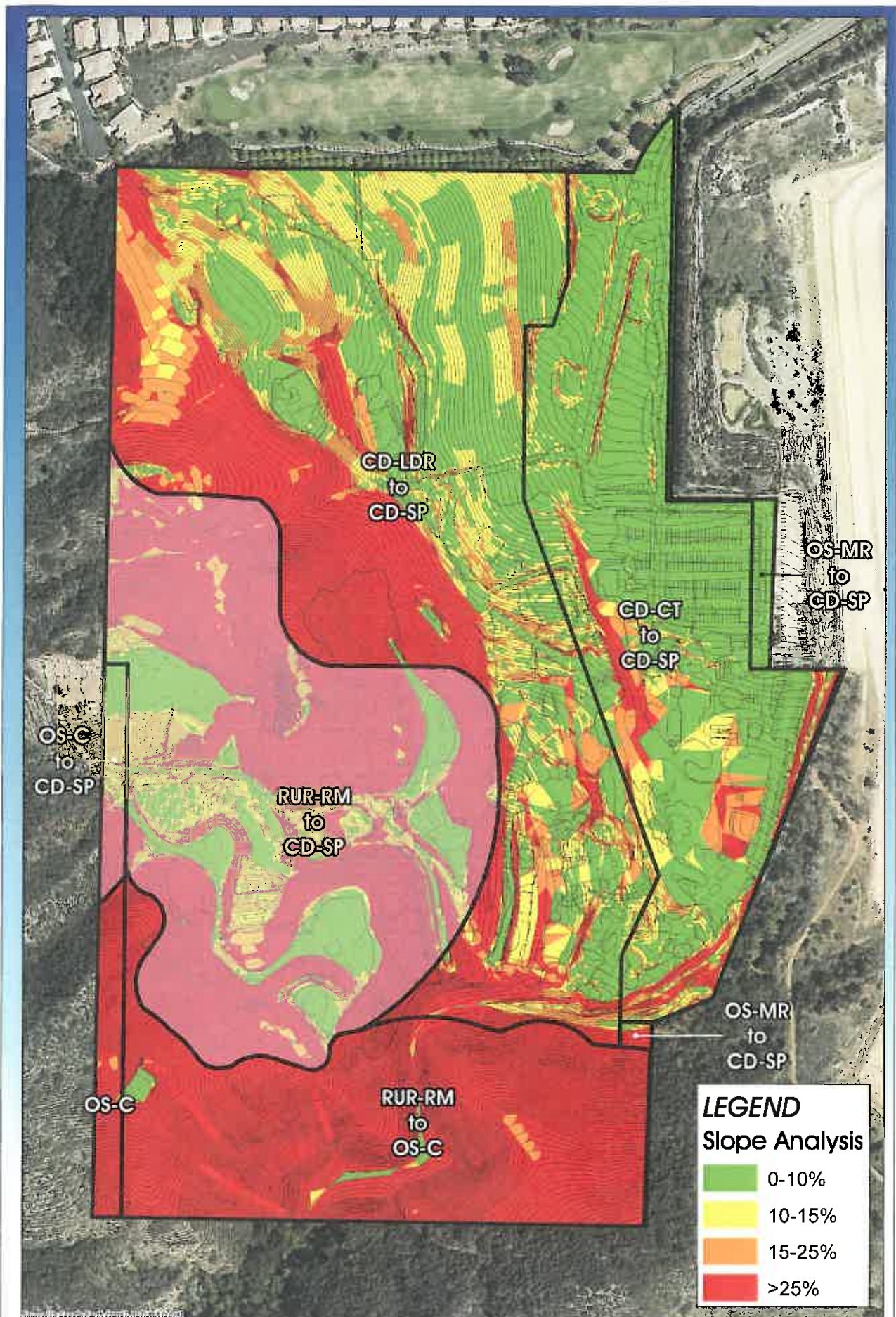


**GLEN IVY HOT SPRINGS RESORT WELLNESS RETREAT**

**FIGURE 1**

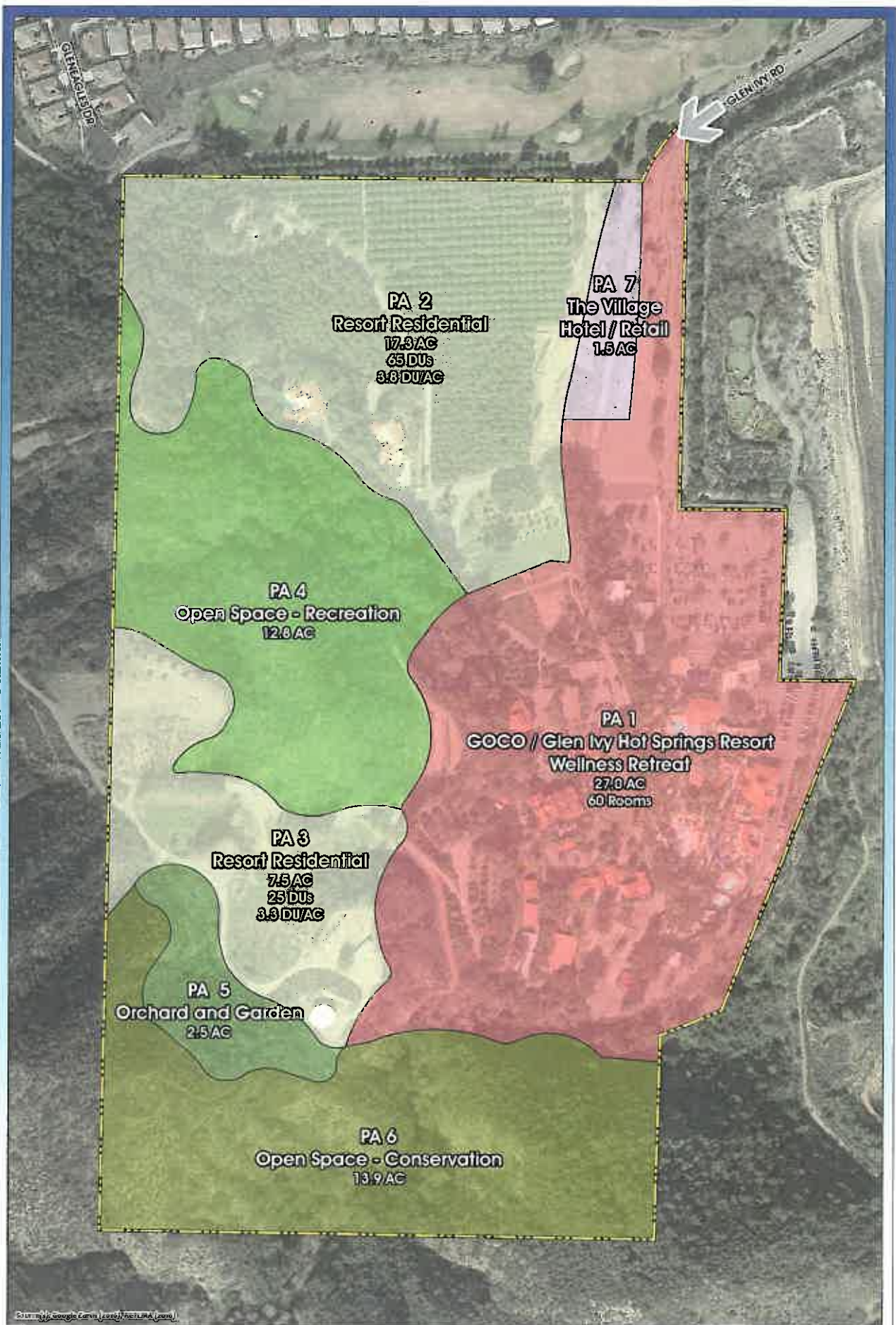
## FOUNDATION GPA

05.31.2016

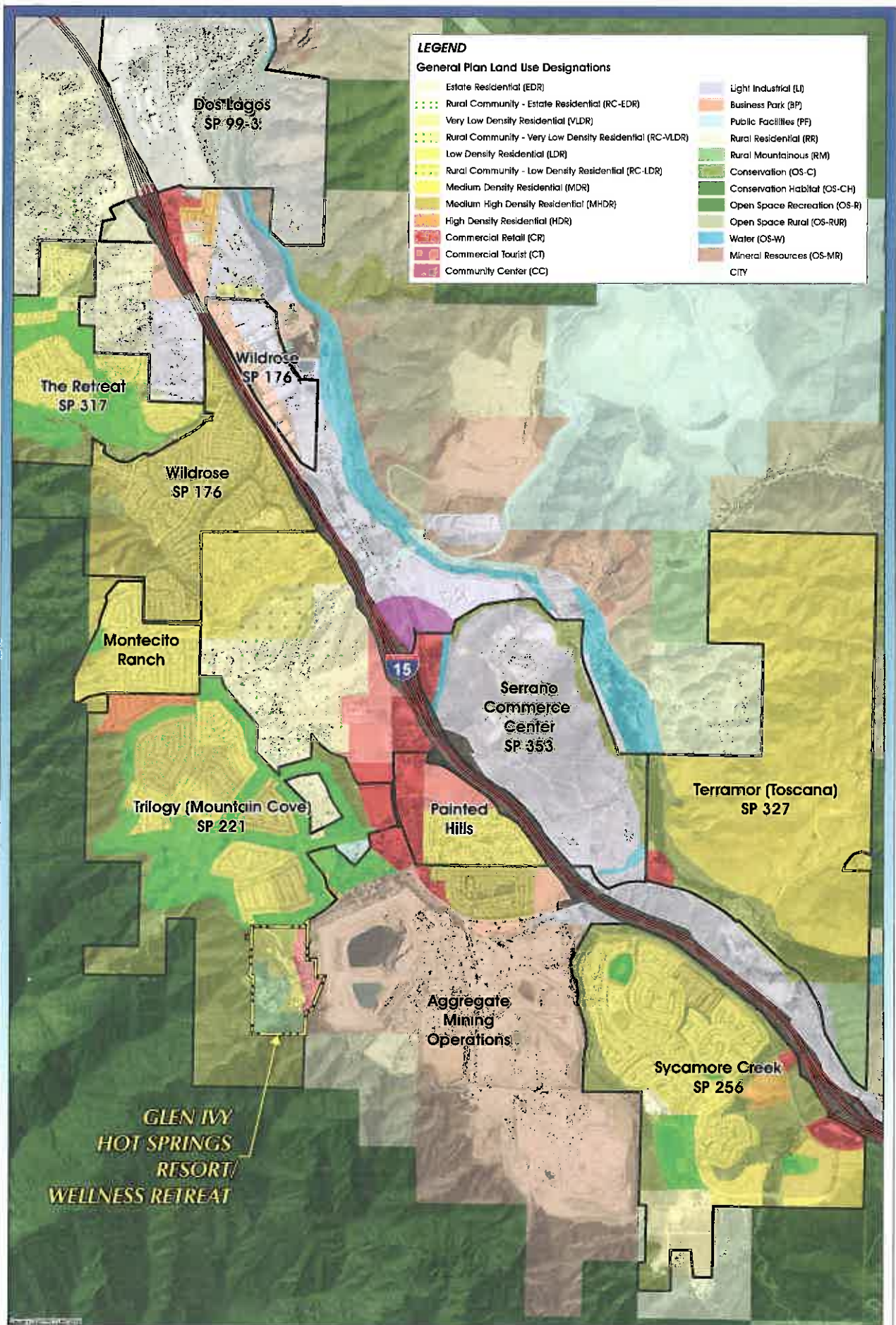


GLEN IVY HOT SPRINGS RESORT WELLNESS RETREAT

FIGURE 2



GLEN IVY HOT SPRINGS RESORT WELLNESS RETREAT SPECIFIC PLAN (PROPOSED) FIGURE 3



**LEGEND**  
**General Plan Land Use Designations**

<ul style="list-style-type: none"> <li>• Estate Residential (EDR)</li> <li>• Rural Community - Estate Residential (RC-EDR)</li> <li>• Very Low Density Residential (VLDR)</li> <li>• Rural Community - Very Low Density Residential (RC-VLDR)</li> <li>• Low Density Residential (LDR)</li> <li>• Rural Community - Low Density Residential (RC-LDR)</li> <li>• Medium Density Residential (MDR)</li> <li>• Medium High Density Residential (MHDR)</li> <li>• High Density Residential (HDR)</li> <li>• Commercial Retail (CR)</li> <li>• Commercial Tourist (CT)</li> <li>• Community Center (CC)</li> </ul>	<ul style="list-style-type: none"> <li>• Light Industrial (LI)</li> <li>• Business Park (BP)</li> <li>• Public Facilities (PF)</li> <li>• Rural Residential (RR)</li> <li>• Rural Mountainous (RM)</li> <li>• Conservation (OS-C)</li> <li>• Conservation Habitat (OS-CH)</li> <li>• Open Space Recreation (OS-R)</li> <li>• Open Space Rural (OS-RUR)</li> <li>• Water (OS-W)</li> <li>• Mineral Resources (OS-MR)</li> <li>CITY</li> </ul>
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**GLEN IVY HOT SPRINGS RESORT WELLNESS RETREAT**

**FIGURE 4**



Source: (S) Google Earth (2016) (R) L.L.M. (2016) (K&A) Engineering, Inc. (2016)

**GLEN IVY HOT SPRINGS RESORT WELLNESS RETREAT**

**FIGURE 5**

**EXISTING PUBLIC INFRASTRUCTURE**





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

CPA01185

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

### I. GENERAL INFORMATION:

#### APPLICATION INFORMATION:

Applicant Name: GOCO Hospitality California, Inc

Contact Person: David Wickline and Josephine Leung E-Mail: david.wickline@gcohospitality.com  
josephine.leung@gcohospitality.com

Mailing Address: 25000 Glen Ivy Road  
Corona Street 92883  
City CA State ZIP

Daytime Phone No: (707) 874-3890 Fax No: ( )

Engineer/Representative Name: T&B Planning, Inc.

Contact Person: Joel Morse E-Mail: jmorse@tbplanning.com

Mailing Address: 17542 East 17th Street, Suite 100  
Tustin Street 92780  
City CA State ZIP

Daytime Phone No: (951) 279-1800 x 114 Fax No: (951) 279-4380

Property Owner Name: GOCO Hospitality California, Inc.

Contact Person: Cristin Stier E-Mail: Cristin.Stier@glenivy.com

Mailing Address: 25000 Glen Ivy Road  
Corona Street 92883  
City CA State ZIP

Daytime Phone No: (951) 277-3529 x 1154 Fax No: ( )

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

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

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

LEUNG JOSEPHINE HOK MAN

PRINTED NAME OF PROPERTY OWNER(S)

Cristen Stier

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 290-040-033, -034, -073, -074 and 290-090-025, -026

Approximate Gross Acreage: 82.5 acres

General location (nearby or cross streets): North of Santa Ana Mountains, South of Trilogy Parkway, East of Santa Ana Mountains, West of Coldwater Creek

Existing General Plan Foundation Component(s): Rural, Community Development, and Open Space

Proposed General Plan Foundation Component(s): Community Development-SP and Open Space

Existing General Plan Land Use Designation(s): RUR-RM, CD-LDR, CD-CT, OS-MR, OS-C

Proposed General Plan Land Use Designation(s): Community Development SP (MDR, CT, OS-R, OS-C)

General Plan Policy Area(s) (if any): Temescal Canyon Area Plan

Existing Zoning Classification(s): W-2-10, W-2, R-1, C-1/CP, M-R-A, SP

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

The proposed Foundation General Plan Amendment would amend the site's existing 32.6-acre Rural Foundation, 47.1-acre Community Development Foundation, and 2.8-acre Open Space Foundation to 68.6 acres of Community Development Foundation and 13.9 acres of Open Space Foundation.

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

If yes, provide Application No(s). PP09062  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) Unknown EIR No. (if applicable): N/A

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): N/A

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	Southern California Edison	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	Southern California Gas Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	Telepacitic	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	Temescal Valley Water District	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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 Temescal Valley Water District		<input checked="" type="checkbox"/>	<input type="checkbox"/>

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Under existing conditions, the Glen Ivy Hot Springs Resort maintains private wells and a septic system for water and sewer services. The nearest water point-of-connection is located approximately 65 feet from the northwest corner of the Project site. The nearest sewer point-of-connection abuts the northeast corner of the Project site.

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\\_View/Custom/disclaimer/Default.htm](http://webintprod.agency.tlma.co.riverside.ca.us/MMC_View/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) *Cristina Irujo* Date 5/26/2016  
 Owner/Representative (2) *[Signature]* Date 5/26/2016



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

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**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.)

See attached Justification Text and Graphics.

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**NOTES:**

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

Furthermore:

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

# REGULAR GENERAL PLAN REVIEW CYCLE FOUNDATION AMENDMENT FINDINGS

ASSESSOR PARCEL NUMBERS: 290-040-033, 034, 073, 074 AND 290-090-025, 026

GLEN IVY HOT SPRINGS RESORT WELLNESS RETREAT  
APPLICANT/OWNER: GOCO HOSPITALITY CALIFORNIA, INC.

## Location:

Located within the Temescal Valley and nestled at the base of the Santa Ana Mountains, the Glen Ivy Hot Springs Resort Wellness Retreat FGPA (herein "Project") consists of approximately 82.5 acres including the 20-acre historic Glen Ivy Hot Springs Resort. The remaining 62.5 acres consist of agricultural groves, a variety of vacant structures and out-buildings, one water tank and undeveloped hillsides.

## Existing General Plan Foundation Designations:

This site's existing General Plan Designations are "Rural Mountainous" (32.6 acres), "Community Development – Low Density Residential" (30.8 acres), "Community Development – Commercial Tourist" (16.3 acres), "Open Space – Conservation" (1.8 acres), and "Open Space – Mineral" (0.9 acres) in the configuration shown on Figure 1, *Foundation GPA*.

## Proposed General Plan Foundation Designations:

The proposed Foundation Component Amendment (proposed Project) would amend the General Plan designations to Community Development-Specific Plan (68.6 acres) and Open Space – Conservation (13.9 acres) in the configuration shown on Figure 1, *Foundation GPA*. The proposed FGPA would eliminate the RM and OS-C designation of the foreground hillside to allow for development of the flatter areas between the foreground hill and the preserved hillsides to the west and south designated Open Space-Conservation. The 25% slope areas within the proposed CD-SP designation would be preserved in accordance with County hillside development regulations as part of the anticipated Implementing Specific Plan project design.

## Implementing Project:

This Regular General Plan Review Cycle Foundation Amendment is the first necessary step in the expansion of the Glen Ivy Hot Springs Resort into the Glen Ivy Hot Springs Resort Wellness Retreat, and upon General Plan Initiation, would be followed by the submittal of the implementing Specific Plan project.

Established in 1861, the Glen Ivy Hot Springs Resort currently employs approximately 150 local residents and draws over 160,000 annual visitors to this unique resource in southwest Riverside County, with its natural hot spring mineral springs, mud baths and other amenities. The transformation of the existing resort into the GOCO Glen Ivy Hot Springs Resort Wellness Retreat would preserve the hillsides while increasing employment to approximately 300 local residents, introducing additional land uses and a variety of wellness resort and retreat facilities and accommodations including wellness center, approximately 90 guest rooms, and boutique retail shops along with attached and detached single family homes, orchards, and other recreational amenities. Figure 3, *Conceptual Land Use Plan*, illustrates the Specific Plan conceptual design for the GOCO Glen Ivy Hot Springs Resort Wellness Retreat.

## Regular General Plan Review Cycle Foundation Amendment Justification

Pursuant to the Administration Element (Chapter 11) of the Riverside County General Plan, Subsection 3 of the *Required and Optional Findings* section, a Regular General Plan Review Cycle Foundation General

## REGULAR GENERAL PLAN REVIEW CYCLE FOUNDATION AMENDMENT FINDINGS

ASSESSOR PARCEL NUMBERS: 290-040-033, 034, 073, 074 AND 290-090-025, 026

Plan Amendment may be approved only if it can be supported by all three portions of the following finding:

The foundation change is based on ample evidence that: (1) new conditions or circumstances disclosed during the review process justify modifying the General Plan; (2) that the modifications do not conflict with the overall Riverside County Vision; and (3) that they would not create an internal inconsistency among the elements of the General Plan.

### Findings:

- 1) Circumstances and conditions have changed such that the project area no longer meets the intent of the Rural Foundation Component General Plan Designation as reflected by the General Plan Principle statements contained on page LU-47 of the 2015 General Plan, which states in part that “Rural land use designations should be established to accommodate a rural lifestyle generally within existing rural towns and rural residential neighborhoods.....” (Figure 4, *Surrounding Land Uses*):
  - a. The Rural designation is not consistent with the General Plan Principles because:
    - i. The site is not within an existing rural town or rural residential neighborhood;
    - ii. The Rural designation on this site is the only Rural designation in the vicinity of the site and is not part of a larger existing rural residential neighborhood;
    - iii. The site is adjacent to neighborhoods with Community Development Foundation Component (SP) residential densities to the north, rather than Rural neighborhoods and densities;
      - a. The adjacent, fully developed 823 acre Trilogy community consists of 1,571 homes at an average residential density of 6 dwelling units per acre (Community Development – MHDR) rather than a Rural neighborhood density;
    - iv. The existing Glen Ivy Hot Springs Resort is within the Community Development Foundation and attracts over 160,000 guests per year to this site and makes establishment of a “rural lifestyle” or “rural residential neighborhood” impractical in this area.
    - v. The Foundation Component designation to the south, east and west is Open Space (OS-C and OS-M), making establishment of a “rural lifestyle” or “rural residential neighborhood” impractical in this area.
  - b. Circumstances and conditions have changed such that the project area no longer meets the General Plan intent for the location of the Rural Mountainous General Plan Designation, which states (Page LU-48) that the Rural Mountainous (RM) land use designation “applies to remote areas that are completely or partially surrounded by slopes greater than 25% and do not have both county-maintained access and access to community sewer and water systems.”
    - i. The site does not meet the definition of “remote” stated above and therefore does not meet the General Plan criteria for designation as Rural Mountainous because:



## REGULAR GENERAL PLAN REVIEW CYCLE FOUNDATION AMENDMENT FINDINGS

### ASSESSOR PARCEL NUMBERS: 290-040-033, 034, 073, 074 AND 290-090-025, 026

- a. The site is not "surrounded or partially surrounded" by slopes greater than 25%; as shown in Figure 2, *Proposed Foundation Amendment/Slope Analysis*, the site has slopes of greater than 25% located only to the south and west;
  - b. The site has access to County maintained Warm Springs Drive, which is within 852 feet of the site along an existing private road – Glen Ivy Road (Figure 5, *Existing Public Infrastructure*);
  - c. The site has access to existing domestic water lines maintained by the Temescal Valley Water District. An existing 8 inch water line is located in Glen Eagles Drive within the Trilogy community, within 65 feet of the sites northwest corner(Figure 5, *Existing Public Infrastructure*);
  - d. The site has access to existing sewer lines maintained by the Temescal Valley Water District. An existing 8 inch sewer line is located at the property boundary at Glen Ivy Road (Figure 5, *Existing Public Infrastructure*);
  - e. The site has improved County and State maintained access to the I-15 freeway to the north and south from the fully improved interchanges at Temescal Canyon Road (1/2 mile to the north) and Indian Truck Trail (2.25 miles to the south) see Figure 4, *Surrounding Land Uses*.
- 2) The proposed Project is consistent with the Riverside County Integration Plan (RCIP) Vision as demonstrated by the following analysis:
- a. The proposed Project is consistent with the RCIP Vision statement (p. V-10) which requires that expansion of existing development be accompanied by required public improvements because the proposed Project would allow for the planned expansion of the existing Glen Ivy Resort, which would include the construction of the appropriate public improvements, including but not necessarily limited to public roadways, domestic water and sanitary sewer lines.
  - b. The proposed Project is consistent with the RCIP Vision statement (p.V-10) which requires that future redevelopment revitalize the surrounding community and further contribute to the community's growth, because the proposed Project would allow for the planned expansion of the existing Glen Ivy Resort into a world class wellness retreat and resort. Such an expansion would create additional employment (150 new jobs), occupancy tax revenue (approximately \$1.3 million), housing, retail, and recreational opportunities which will contribute to the quality of life and growth of the Temescal Valley.
  - c. The RCIP Vision, as described in the subsection "Our Communities and Their Neighborhoods" (p.V-14), requires that development occur only where public facilities and services that meet acceptable level-of-service standards are available, or can be provided for at the time of development. The proposed Project is consistent with this RCIP Vision because the project site has or can provide at the time of development, access to County-maintained roadways, public water infrastructure, public sewer infrastructure, and access to freeway facilities.

## REGULAR GENERAL PLAN REVIEW CYCLE FOUNDATION AMENDMENT FINDINGS

### ASSESSOR PARCEL NUMBERS: 290-040-033, 034, 073, 074 AND 290-090-025, 026

nearby land uses because the proposed Project would result in the Community Development Foundation Component Designation which is a logical extension of the existing on site designation and designation to the north and a logical extension of the existing Open Space Foundation designation to the immediate south.

- b. The proposed Project is consistent with the Circulation Element because, in accordance with the Temescal Canyon Area Plan Circulation Plan and Trails and Bikeway System, there are no planned or existing County-maintained roadway, trail, or bicycle facilities located within the boundary of the Project site which would be eliminated by the proposed Project. Furthermore, the proposed Project would provide for the creation of the Glen Ivy Hot Springs Resort Wellness Retreat which would include improved roadway, trail, and bicycle facilities on the site and access to trails in adjacent open space areas.
- c. The proposed Project is consistent with the Multipurpose Open Space Element because implementation of the proposed Project would result in an additional 13.9 acres designated as Open Space – Conservation, and would adequately buffer the developed portions of the site from the Cleveland National Forest.
- d. The proposed Project is consistent with the Safety Element because while the proposed Project would result in the potential for additional development of the site, any such development will be required to meet all County and State requirements necessary to minimize and/or avoid natural and man-made hazards located on the site.
- e. The proposed Project is consistent with the Noise Element because the site is not located in an area identified as susceptible to substantial noise hazards on Figure N-1, *Common Noise Sources and Levels*, of the County's General Plan.
- f. The proposed Project is consistent with the Air Quality Element because the Project would allow for the development of the Glen Ivy Hot Springs Resort Wellness Retreat, and the creation of 150 new jobs in the Temescal Valley. These new jobs would improve the Riverside County jobs to housing ratio by locating residents closer to job opportunities, decreasing commute times and reducing greenhouse gas emissions.
- g. The proposed Project is consistent with the Healthy Communities Element because the Project would allow for the development of the Glen Ivy Hot Springs Resort Wellness Retreat which would educate guests of the importance of overall health and well-being, promote physical activity and access to healthy foods, promote the production and distribution of locally grown organic food, and provide a unique recreational retreat to County residents.

## NOTICE OF PUBLIC MEETING

**A PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1185 (Foundation and Entitlement/Policy)** –APPLICANT: Goco Hospitality California, Inc. – ENGINEER/REPRESENTATIVE: T&B Planning – First Supervisorial District – Temescal Valley Area Plan – Glen Ivy Zoning Area – ZONE: Controlled Development (W-2) and (W-2-10), One-Family Dwellings (R-1), General Commercial (C-1/C-P), and Mineral Resources & Related Manufacturing (M-R-A) – LOCATION: Generally located southwest of I-15 Freeway, south of Glen Ivy Road, and northeast of the Cleveland National Forest – PROJECT SIZE: 82.5 gross acres – **REQUEST:** Proposal to reconfigure the project site's General Plan Land Use Designations of Commercial Tourist (CT), Low Density Residential (LDR), and Rural Mountainous (RM) for the purpose of establishing a Specific Plan over the Glen Ivy Hot Springs Resort, on six parcels, totaling 82.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 290-040-033, 290-040-034, 290-040-073, 290-040-074, 290-090-025, and 290-090-026.

**TIME OF MEETING:** 1:00pm (or as soon as possible thereafter)  
**DATE OF MEETING:** Thursday, August 18, 2016  
**PLACE OF MEETING:** Riverside County Flood Control  
1995 Market Street  
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at: <http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

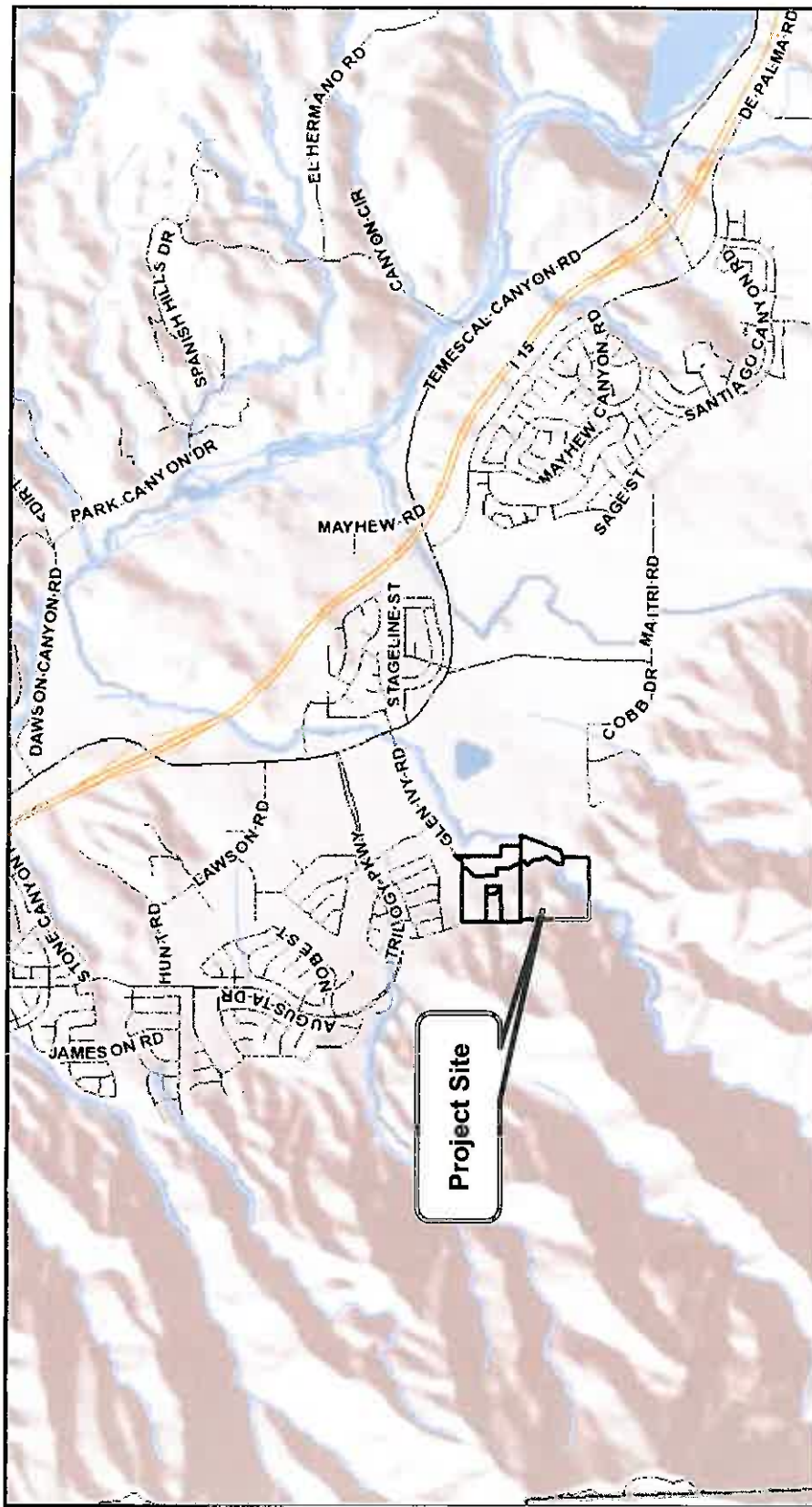
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**


RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409





Agenda Item No.: 2.7  
Area Plan: Lake Mathews/Woodcrest  
Supervisorial District: First  
Project Planner: John Earle Hildebrand III

General Plan Amendment No. 1189  
Property Owner: Sam Chebeir  
Applicant: Sam Chebeir  
Engineer/Representative: Albert A. Webb  
Associates

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1189 is a General Plan Regular Foundation Component Amendment to change 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 Commercial Retail (CR) and Low Density Residential (LDR), on two parcels, totaling 36 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

**LOCATION:** North of Cajalco Road, West of La Sierra, south of Tin Mine Road, and east of Eagle Canyon Road.

**PROJECT APNs:** 278-210-016 and 278-210-022

**GENERAL PLAN INITIATION PROCESS (GPIP):** Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

**JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED:** 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. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is included with this report package.

**GENERAL PLAN ADVISORY COMMITTEE ACTION:** This application was considered by the General Plan Advisory Committee (“GPAC”) during a public meeting on August 18, 2016 and was recommended to the Planning Commission for a denial to initiate.

During the GPAC meeting, the members discussed the project site and the proposed land use change, in context with the surrounding area. The GPAC members felt this would create a spot zoning effect and also felt there was not sufficient infrastructure to support a commercial and higher density residential development. As a result, the GPAC did not recommend this project for initiation.

**PROJECT SITE INFORMATION:**

- |   |  |
|---|--|
| 1. Existing Foundation Component:         | Open Space (OS)  |
| 2. Proposed Foundation Component:         | Community Development (CD)   |
| 3. Existing General Plan Designation:     | Conservation Habitat (CH)  |
| 4. Proposed General Plan Designation:     | Commercial Retail (CR) and Low Density Residential (LDR)   |
| 5. Surrounding General Plan Designations: | North – Public Facility (PF), East – Conservation Habitat (CH), South – Conservation Habitat (CH) and Rural Mountainous (RM), and Rural Residential (RR), and West – Conservation Habitat (CH) |
| 6. Existing Zoning Classification:        | A-1-5 ( Light Agriculture) and R-A-1 (Residential Agriculture)   |
| 7. Surrounding Zoning Classifications:    | North, East, West: A-1-5 (Light Agriculture), and South: R-A-1 (Residential Agriculture)   |
| 8. Existing Land Use:                     | Vacant Land  |
| 9. Surrounding Land Uses:                 | North – Vacant Land, East – Vacant Land and Lake Mathews, South – Vacant Land and Residential, and West – Vacant Land  |
| 10. Project Size (Gross Acres):           | 36   |

**RECOMMENDATION:** The Planning Director is in concurrence with the GPAC’s recommendation to the Planning Commission for a denial to initiate General Plan Amendment 1189. Furthermore, the Planning Director seeks comments from the Planning Commission on the proposed amendment, which will be provided to the Board of Supervisors. However, should the Board of Supervisors overturn the denial recommendation and choose to initiate this Foundation Component General Plan Amendment, an initiation shall not imply that any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
  - a. Agricultural preserve; or
  - b. A special flood hazard area; or
  - c. A CSA; or

- d. A half-mile of a fault line or fault zone.
3. The project site is located within:
- a. The City of Riverside sphere of influence; and
  - b. MSHCP criteria cell or conservation boundary; and
  - c. A high fire hazard area; and
  - d. A State responsibility area for fire protection service; and
  - e. A low liquefaction area; and
  - f. A potential subsidence area.





RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE  
MINUTE ORDER  
AUGUST 18, 2016**

**I. AGENDA ITEM 3.7**

**GENERAL PLAN AMENDMENT NO. 1189 (Foundation and Entitlement/Policy) –**

APPLICANT: Sam Chebeir – ENGINEER/REPRESENTATIVE: Albert A. Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Light Agriculture (A-1-5) and Residential Agriculture (R-A-1) – LOCATION: North of Cajalco Road, West of La Sierra, south of Tin Mine Road, and east of Eagle Canyon Road – PROJECT SIZE: 36 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 Commercial Retail (CR) and Low Density Residential (LDR), on two parcels, totaling 36 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 278-210-016, 278-210-022.

**II. DISCUSSION:**

Mr. Silver: Confused with the conservation; need to avoid spot zoning.

Ms. Kuenzi: Not supportive of commercial in this area.

Mr. Roos: This is too much commercial.

**III. GPAC ACTION:**

Motion by Mr. Cousins

Second by Mr. Miller

Mr. Cousins, Mr. Miller, and Ms. Martin voted to move forward.

Ms. Isom, Ms. Melvin, Mr. Kroenke, Ms. Kuenzi, Ms. Gutierrez, Ms. Trover, Ms. Montelone recommend denial.

Mr. Silver abstained.

Absent: Mr. Rosenthal.

Members will recommend denial.

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

## NOTICE OF PUBLIC MEETING

**A PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1189 (Foundation and Entitlement/Policy)** – APPLICANT: Sam Chebeir – ENGINEER/REPRESENTATIVE: Albert A. Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Light Agriculture (A-1-5) and Residential Agriculture (R-A-1) – LOCATION: North of Cajalco Road, West of La Sierra, south of Tin Mine Road, and east of Eagle Canyon Road – PROJECT SIZE: 36 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 Commercial Retail (CR) and Low Density Residential (LDR), on two parcels, totaling 36 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 278-210-016, 278-210-022.

**TIME OF MEETING:** 9:00am (or as soon as possible thereafter)  
**DATE OF MEETING:** **Wednesday, October 19, 2016**  
**PLACE OF MEETING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

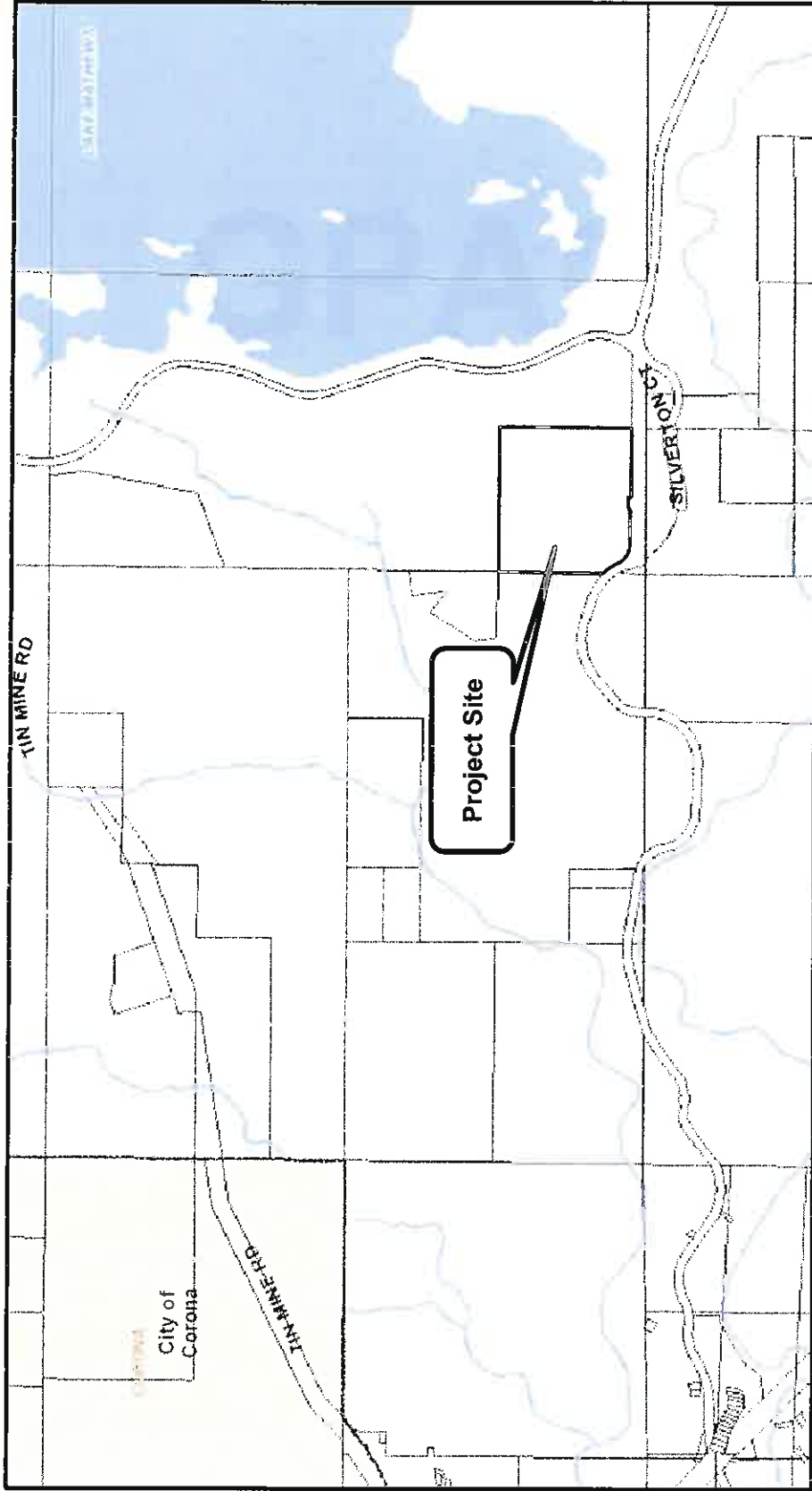
The case file for the proposed project may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the Planning Commission, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Earle Hildebrand III  
P.O. Box 1409, Riverside, CA 92502-1409





# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 18, 2016

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**Foundation GPA No.:** 1189  
**Supervisory District:** First  
**Area Plan:** Lake Mathews/Woodcrest  
**Zoning Area/District:** Lake Mathews District  
**Property Owner(s):** Sam Chebeir  
**Project Representative(s):** Albert A. Webb Associates

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**PROJECT DESCRIPTION:** 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 Commercial Retail (CR) and Low Density Residential (LDR), on two parcels, totaling 36 gross acres.

**LOCATION:** North of Cajalco Road, West of La Sierra, south of Tin Mine Road, and east of Eagle Canyon Road.

**PROJECT APN:** 278-210-016

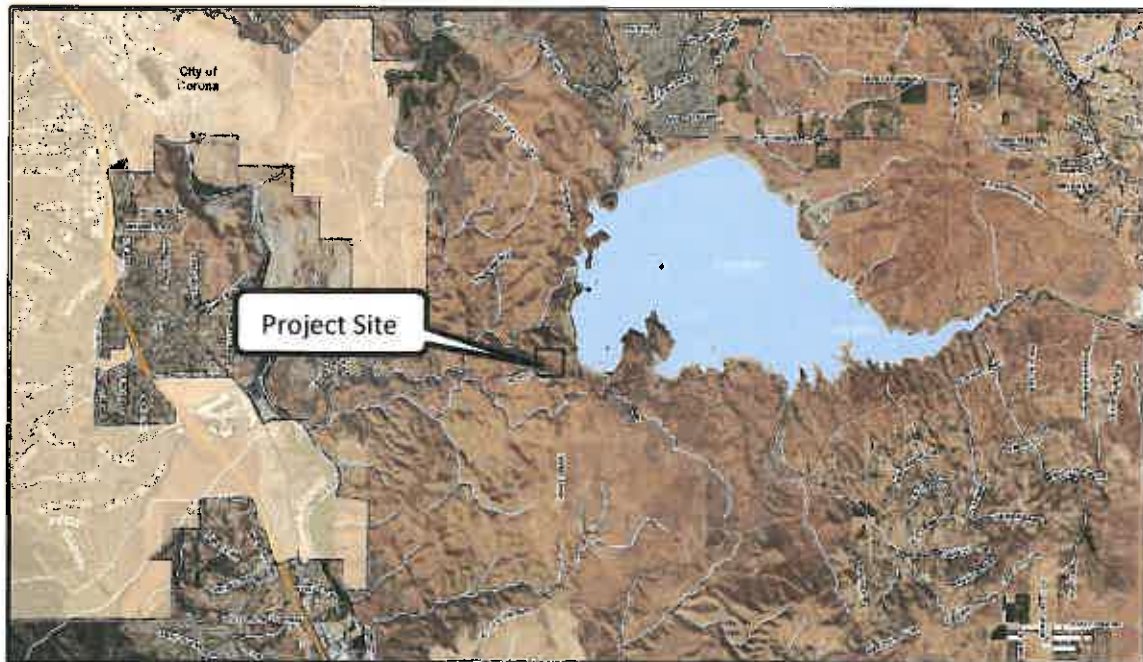


Figure 1: Project Location Map

**PROJECT DETAILS:** This project includes a stand-alone Foundation General Plan Amendment application to change the site Land Use to a combination of Commercial Retail (CR) and Low Density Residential (LDR). This General Plan Amendment application does not include an accompanying implementing project.

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:** See attached documents.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	36
Number of Parcels:	1
Sphere of Influence:	Yes – City of Riverside
Policy Area:	No
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Open Space (OS)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	OS (OS)
Proposed General Plan Land Use:	Commercial Retail (CR) and Low Density Residential (LDR)
<b>Surrounding General Plan Land Use</b>	
North:	Public Facilities (PF)
East:	Conservation Habitat (CH)
South:	Conservation Habitat (CH) and Rural Residential (RR)
West:	Conservation Habitat (CH)
Existing Zoning Classification:	A-1-5 (Light Agriculture) and R-A-1(Residential Agriculture)
Change of Zone Required:	Yes
<b>Surrounding Zoning Classification</b>	
North:	A-1-5 (Light Agriculture)
East:	A-1-5 (Light Agriculture) and W-1 (Watercourse, watershed, and Conservation Areas)
South:	R-A-1(Residential Agriculture)
West:	A-1-5 (Light Agriculture)
Existing Development and Use:	Vacant Land

<b>Surrounding Development and Use</b>	
North:	Vacant Land
East:	Vacant Land and Lake Mathews
South:	Vacant Land and Residential
West:	Vacant Land

**Environmental Information:**

WRCMSHCP Criteria Cell:	The parcels for GPA01189 are located within Criteria Cell #2407 and #2311 of Cell Group B; therefore, this GPA will be required to go through the HANS process, but an application has already been filed for HANS02274. The site itself is not described for conservation, but the bio reports indicate that there are sensitive habitats present on site that will potentially need to be conserved. Multiple drainages cut through the property, so a final determination still needs to be made concerning which portion of the site is developable.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Yes – Grazing Land
Fire Hazard Area:	Yes – Very High
Fire Responsibility Area:	Yes – SRA
Special Flood Hazard Area:	No
Liquefaction Area:	Yes – Low
Subsidence Area:	Yes – Susceptible
Fault Line:	No – Not within a ½ mile of a Fault
Fault Zone:	No – Not within a ½ mile of a Fault Zone
Paleontological Sensitivity:	No – Low Potential

**Utility Information:**

Water Service:	No – Western Municipal Water District is the area service provider
Sewer Service:	No – Western Municipal Water District is the area service provider

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA01189**  
**VICINITY/POLICY AREAS**

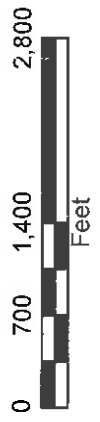
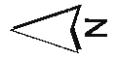
Supervisor: Jeffries  
District 1

Date Drawn: 08/02/2016  
Vicinity Map



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan setting new land use designations for unincorporated Riverside County. The County is currently reviewing the General Plan and is in the process of updating the zoning map. This map is for informational purposes only and does not constitute an official zoning map. For more information, please contact the County Planning Department, 600 West Street, Riverside, CA 92507 (Western County) or the Public Works Department, 1760960-8277 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01189

LAND USE

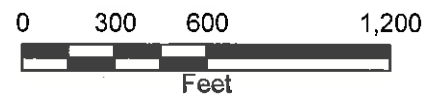
Supervisor: Jeffries  
District 1

Date Drawn: 08/02/2016  
Exhibit 1



Zoning Dist: Lake Mathews

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://idsnans.iclpa.gov>



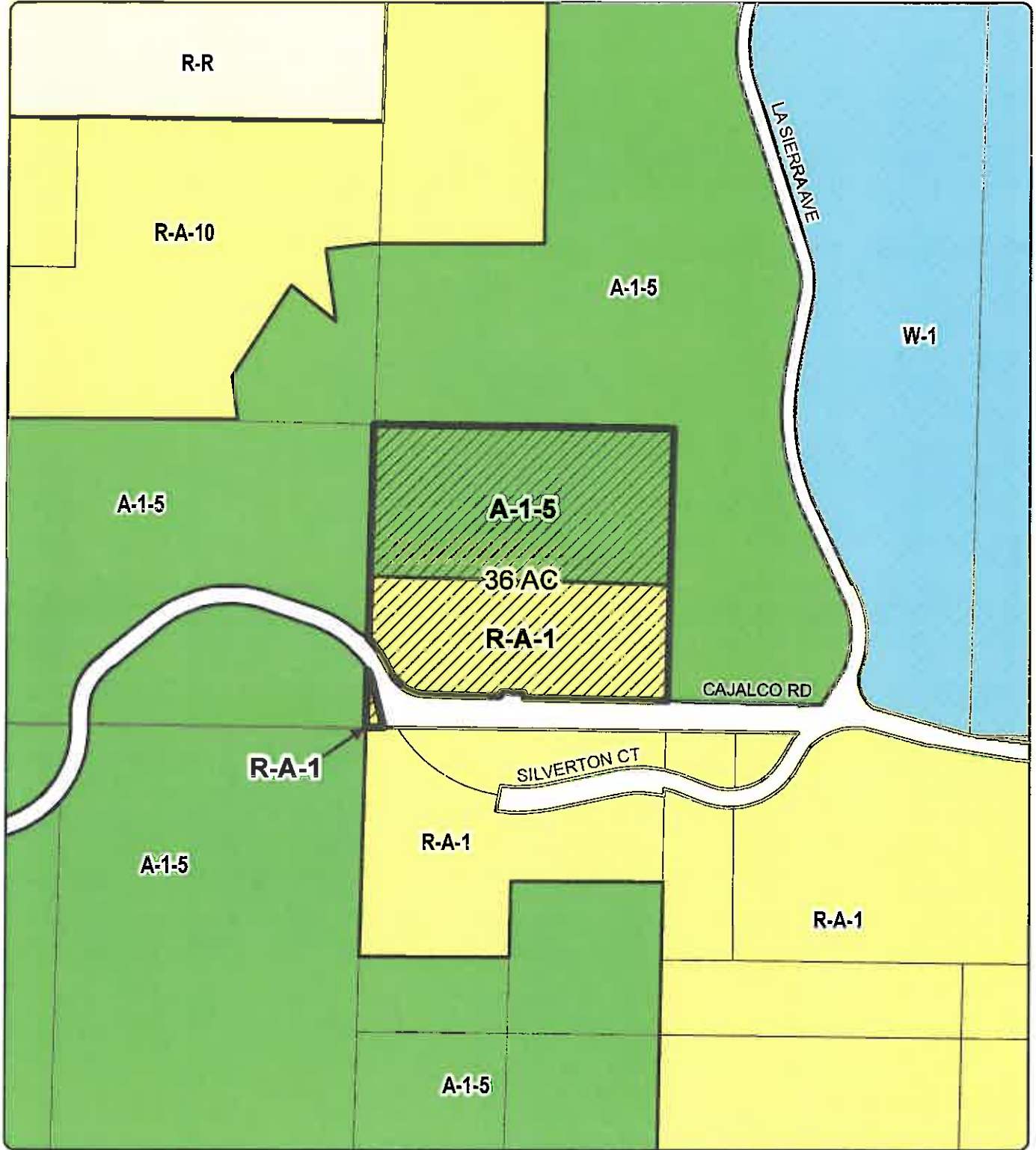
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01189

EXISTING ZONING

Supervisor: Jeffries  
District 1

Date Drawn: 08/02/2016  
Exhibit 2



Zoning Dist: Lake Mathews

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)863-9277 (Eastern County) or Website <http://planning.rctmna.org>

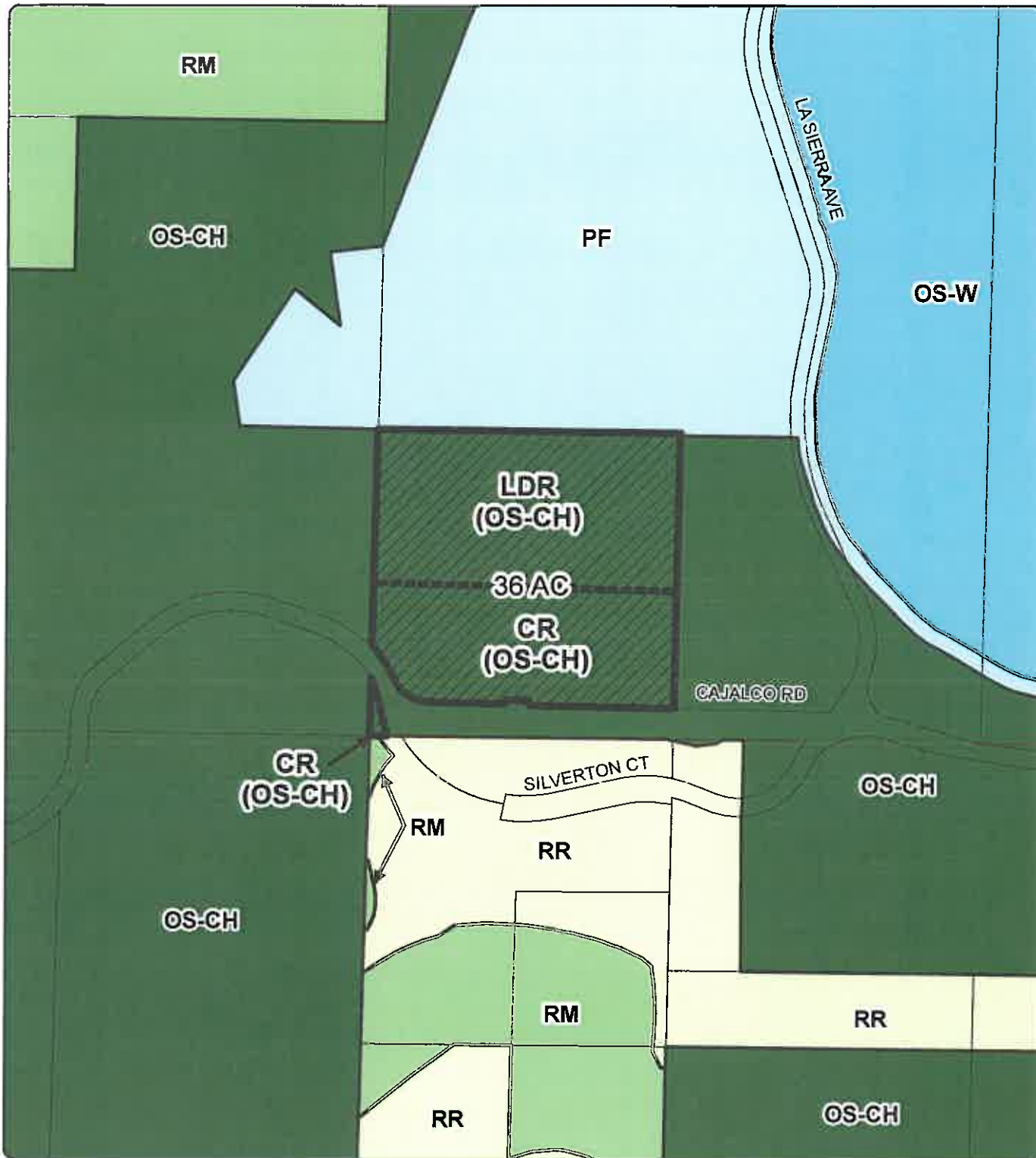
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01189

PROPOSED GENERAL PLAN

Supervisor: Jeffries  
District 1

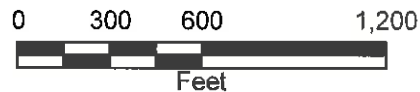
Date Drawn: 08/02/2016  
Exhibit 6



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen

**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.ctlma.org>





# 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:

#### APPLICATION INFORMATION:

Applicant Name: Sam Chebeir

Contact Person: Sam Chebeir E-Mail: schebeir@msn.com

Mailing Address: 988 Villa Montes Circle  
Corona CA 92879  
City State ZIP

Daytime Phone No: ( 310 ) 801-9080 Fax No: ( 951 ) 989-1354

Engineer/Representative Name: Albert A. Webb Associates

Contact Person: Sandy Chandler E-Mail: sandy.chandler@webbassociates.com

Mailing Address: 3788 McCray St.  
Riverside CA 92506  
City State ZIP

Daytime Phone No: ( 951 ) 686-1070 Fax No: ( 951 ) 788-1256

Property Owner Name: Sam Chebeir

Contact Person: Sam Chebeir E-Mail: schebeir@msn.com

Mailing Address: 988 Villa Montes Circle  
Corona CA 92879  
City State ZIP

Daytime Phone No: ( 310 ) 801-9080 Fax No: ( 951 ) 989-1354

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**

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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.)

SAM CHEREIR  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 278-210-016, -022

Approximate Gross Acreage: 36 acres

General location (nearby or cross streets): North of Cajalco Road South of  
Tin Mine Road East of Eagle Canyon Road West of La Sierra Avenue

Existing General Plan Foundation Component(s): Open Space (OS)

Proposed General Plan Foundation Component(s): Community Development (CD)

Existing General Plan Land Use Designation(s): Open Space-Conservation Habitat (OS-CH)

Proposed General Plan Land Use Designation(s): Commercial Retail, Low Density Residential

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

Existing Zoning Classification(s): A-1-5, R-A-1

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

The proposal is to adjust APNs 278-210-016 & -022 from a Foundation Component of Open Space with a General Plan Land Use (GPLU) of Open Space-Conservation Habitat to a Foundation Component of Community Development with a GPLU of Commercial Retail and Low Density Residential. The project site is within the Sphere of Influence of the City of Riverside.

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

If yes, provide Application No(s). HANS02274, PAR01473, and PDB06258  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) None EIR No. (if applicable): None

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): General Habitat Assessment

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	Southern California Edison		X
Gas Company	Southern California Gas Company		X
Telephone Company	AT&T		X
Water Company/District	Western Municipal Water District		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 Western Municipal Water District			X

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

To be determined at a later date.

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Is the Foundation Component General Plan Amendment located within any of the following watersheds?

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed) ([http://webintprod.agency.tlma.co.riverside.ca.us/MMC\\_Viewer/Custom/disclaimer/Default.htm](http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm))

If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Alan Chelver Date 5/15/2016

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



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

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**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.

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**NOTES:**

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

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
  - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. This completed application form, along with the requisite filing fees, are required to file an application with the County of Riverside Planning Department.



## II. General Plan Foundation Component Amendment Justification to the Riverside General Plan

### Property:

<b>Assessor Parcel Number:</b>	278-210-016,-022
<b>Acreage:</b>	36 Acres
<b>Location:</b>	North of Cajalco Rd., West of La Sierra, Riverside Co
<b>Area Plan (RCIP):</b>	Lake Mathews/Woodcrest
<b>Existing GP Land Use Designation:</b>	Open Space-Conservation Habitat
<b>Existing GP Foundation Component:</b>	Open Space
<b>Proposed Land Use Des:</b>	Commercial Retail (10 acres min.)/Low Density Residential (Remaining 26± acres)
<b>Proposed GP Foundation Component:</b>	Community Development

### Foundation Amendment Findings:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings", evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. A Foundation Amendment must make the Required Findings (a. and b. below), as well as one or more of the subsequent findings outlined therein. We submit for the County's consideration justification for the two required findings, and one of the subsequent findings:

### Required Findings

a. The foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

### New Conditions/Circumstances:

*As a result of this project being located within two criteria cells (Cell # 2407 and Cell # 2311) of the Riverside County Multi-Species Habitat Conservation Plan (MSHCP), the property owner submitted a Habitat Assessment & Negotiation Strategy application (HANS02274) on October 21, 2015. During the County's review, it was discovered that this project site was not a part of the MSHCP, and should not have been included in the plan nor should the land use designation for the site be OS-CH. The HANS I concluded on April 25, 2016, with a determination that NO CONSERVATION is required for this site (see attached Figure 1).*



*Steve White, AICP  
Planning Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

April 25, 2016

Sam Chebear  
966 Villa Montes Circle  
Corona, CA 92679

Dear Mr. Chebear:

**RE: Revised Map -No Conservation  
HANS No. 2274  
Case No. PAR01473  
Assessor's Parcel No(s): 278-210-022**

Enclosed please find the revised map dated April 14, 2016, for the above-referenced property. The MSHCP criteria describes no conservation for this property as shown on the attached aerial photo exhibit.

We will proceed with preparing a file for Joint Project Review (JPR) by the Regional Conservation Authority (RCA). Please see the attached checklist for other MSHCP requirements that must be met prior to submission to the RCA. All HANS cases must be processed through JPR before being scheduled for public hearing.

Effective August 1, 2008, the RCA implemented the attached cost recovery policy that requires those projects that are subject to the Joint Project Review process to tender a deposit of \$1,500 to the RCA.<sup>1</sup> The RCA will contact you when the deposit for Joint Project Review is due.

Please note that other state and federal regulations may be applicable to the development of your property. If you have any questions, please contact the Environmental Programs Department at (951) 955-6892.

Sincerely,

PLANNING DEPARTMENT

Kenneth Baez  
Principal Planner

KB:ms

cc: Laura Magee, Ecological Resources Specialist

<sup>1</sup> Authority: RCA Board Resolution No. 06-05, Adopted 07-05-06  
Riverside Office - 4080 Lemon Street, 12th Floor  
P.O. Box 1408, Riverside, California 92502-1408  
(951) 955-6892 - Fax (951) 955-1811

Desert Office - 38588 El Canto Road  
Palm Desert, California 92211  
(760) 883-8277 - Fax (760) 883-7040

Figure 1

Consistent with the Riverside County Vision:

*The summarized version of the vision is "Riverside County is a family of special communities in a remarkable setting." The change of Foundation from Open Space to Community Development will not impede the vision of the County, but instead follows suit by providing diverse housing types, contiguous development while providing services to a tremendously growing population without impacting the unique communities, features and physical features of the Lake Mathews-Woodcrest Area Plan.*

Consistent with Riverside County General Plan Elements:

Land Use Element: *The Riverside County Integrated Project (RCIP) established Foundation Component and Land Use designations for all unincorporated properties in 2003. The Project site is located within the Open Space (OS) Foundation Component of the General Plan and designated as Open Space-Conservation Habit. However, as a result of the HANS I process that concluded on April 25, 2016, and determined that no conservation was required for this property as the site was not actually located within the plan, the land use designation for the site should remove Open Space-Conservation Habit designation. The applicant is requesting a change to the Community Development Foundation to correct this error.*

Circulation: *The County of Riverside General Plan Circulation Element designated the circulation network for the area and the size and type of facilities necessary to maintain an acceptable traffic level of service. The Project site abuts Cajalco Road which has been designated as Expressway and is located in close proximity to La Sierra Avenue in the County of Riverside General Plan. Cajalco Expressway is planned to allow for 6 to 8 lanes and La Sierra is planned to allow for 2 lanes. The vehicle circulation system in the LMWAP is anchored by Cajalco Road and other roadways. Therefore, this roadway would be able to handle the increased traffic due to development of the Project. The project site would not negatively affect any surrounding roadways or trails and is surrounded by a couple strategic backbone east-west and north-south transportation corridors that will aid in accommodating increased growth of the area.*

Multipurpose Open Space Element: *The Multipurpose Open Space section is a critical component of the character of the County of Riverside and LMWAP area it provides guidelines in preserving the scenic background and natural resources of the County. The project site is not within the "unique features" and areas of the LMWAP; and the Project site is not viewed as a significant resource or a significant "physical feature". The proposed General Plan Amendment would not inhibit the LMWAP from achieving the objective of preserving unique and physical features. Furthermore, per The HANS I process that concluded on April 25, 2016, determined that the MSHCP criteria described 0 percent of the Project site. Therefore, the project does not conflict with this Element.*

Safety Element: The section highlights the security of persons and property and represents an extensive effort to reduce impacts of future disasters (seismic hazards, slope and soil instability, flood and inundation, fire, hazardous waste and materials, and disaster preparedness, response and recovery) in the County. The project site is not an area that is susceptible to liquefaction, but is in an area characterized by subsidence and high fire. However if the foundation component amendment is granted and the site is developed with the project will be subject to the current California Building Code and any recently adopted regulatory codes for new development.

Noise Element: Although the project site is surrounded by Open Space land use designations it is fronted by an Expressway, Cajalco Road, a major transportation corridor that is planned to be 6-8 lanes and is in close proximity to La Sierra Avenue which is planned as a 2 lane road. It can be assumed that the County envisioned increased traffic coming in and out of the LMWAP. Therefore, the project would not add more noise that what was anticipated by the increased traffic and people into the area.

Housing Element: In the year 2020 the LMWAP population will have doubled from 20 years prior. Thus, to accommodate this growth more detailed land use designations are applied than for the countywide General Plan. Therefore, the proposed FPGA will aid in providing services to growing population; provide more land use diversity to the Area Plan; and bring more employment opportunities to the area.

Air Quality Element: Development of the project site would probably create short-term construction impacts. However these impacts would be temporary in nature and the project would be subject current California Building Code and any recently adopted regulatory codes for new development.

Healthy Communities Element: The project site is located in close proximity to Regional Trail: Urban/Suburban that traverses diagonally through the Project site. Therefore, the project would promote walkability and ultimately exercise.

- b. **A condition exists or an event has occurred that is unusually compelling and can only be rectified by making changes in the current Riverside County Vision, Principles, or Policies. An Extraordinary Amendment must still result in a consistent direction for the subsequent planning period. The condition stimulating such an amendment may involve private properties, public properties or both.**

*As stated in Section a., project site is located within the Open Space Foundation Component and is designated as Open Space-Conservation Habitat. The project site is located within two Criteria Cells (Cell # 2407 and Cell # 2311) and as such was required to go through the Habitat Assessment & Negotiation Strategy (HANS) process per the MSHCP and County General Plan. During the County's review, it was discovered that this project site was not a part of the MSHCP, and should note have been included in the plan nor should the land use designation for the site be OS-CH. The HANS I concluded on April 25, 2016, with a determination that NO CONSERVATION is required for this site (see Figure 1).*

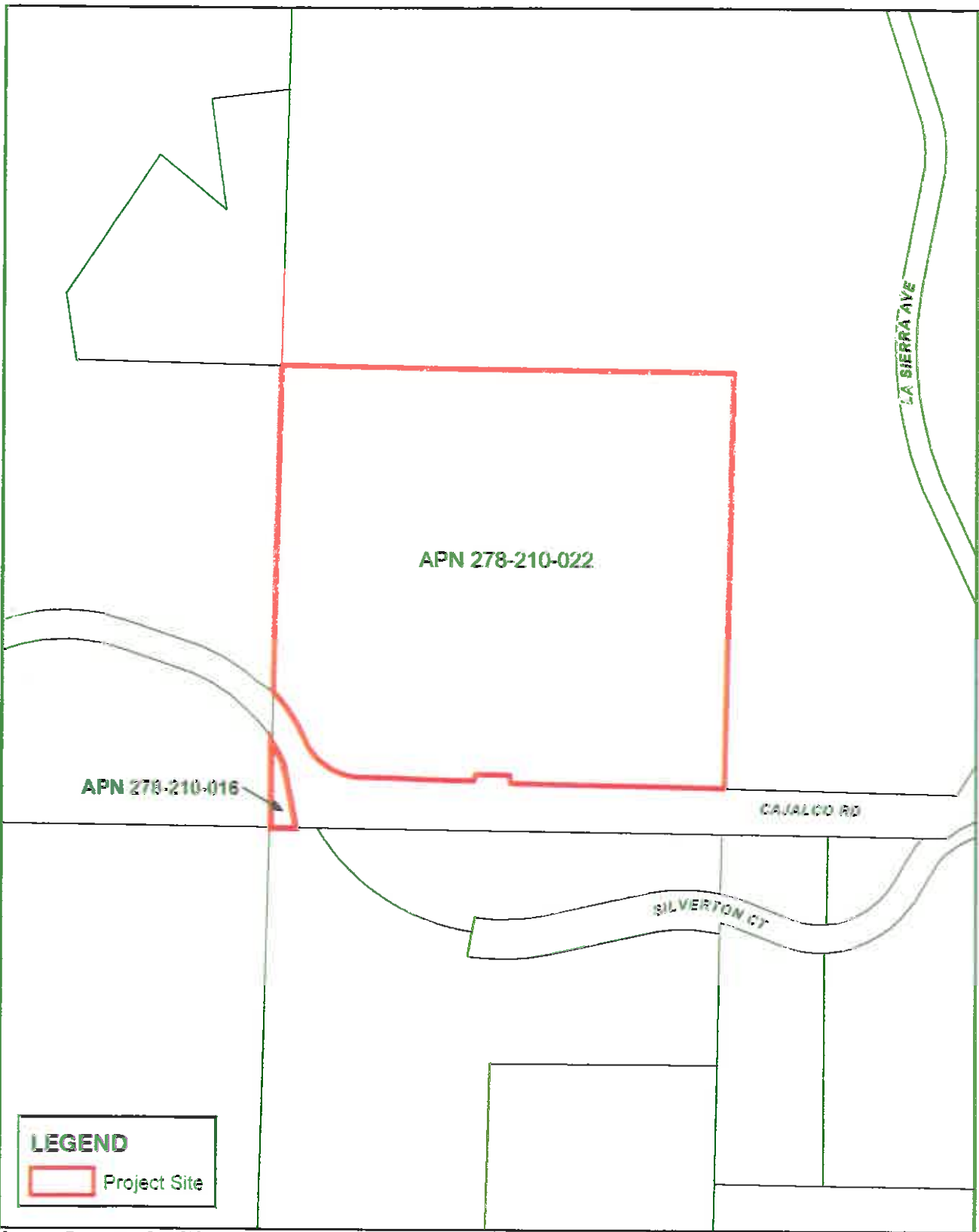
### Subsequent Findings

**c. An unconstitutional taking of property might occur without the amendment, and the amendment alters the General Plan Foundation Component designation only to the extent necessary to avoid the taking.**

*As stated above in Section a. and b., the HANS I process determined that 0 percent of Project site needs to be preserved or conserved. Additionally, discovering that this site is not included in the MSHCP plan, and therefore, recognizing that the site was incorrectly designated as Open Space – Conservation Habitat. Consequently, the current incorrect designation of Open Space-Conservation Habitat prohibits use and development of the property which ultimately constitutes as unconstitutional taking.*

### **Conclusion:**

The analysis above regarding the County of Riverside General Plan for the Project site showcase that the GPA does not adversely impact nor hinder the County's ability to implement and achieve the primary goals, objectives and policies of both the General Plan.



G:\2015\15-0034\GIS\APN.mxd; Map created 04 May 2016

**LEGEND**  
 Project Site

Source: Riverside Co. GIS, 2016

**Figure 1 - Assessor's Parcel Map**



G:\2015\15-0034\GIS\Local\_Vicinity.mxd; Map created 04 May 2016

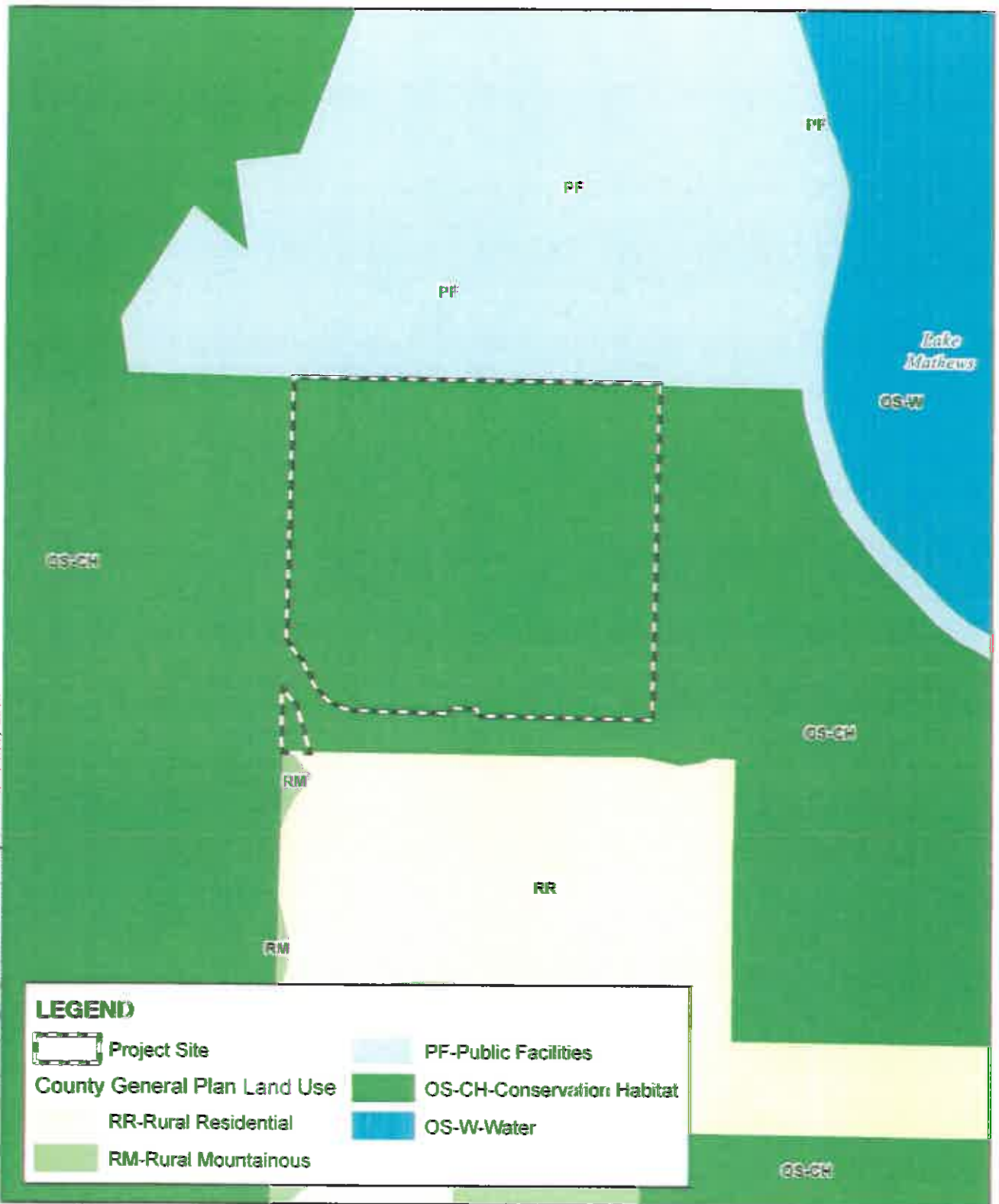


Sources: Riverside Co. GIS, 2016;  
USDA NAIP, 2014.

Figure 3 - Local Vicinity Map



G:\2015\15-0034\GIS\Ex\_GP\_Landuse.mxd; Map revised 31 May 2016



**LEGEND**

-  Project Site
-  PF-Public Facilities
-  OS-CH-Conservation Habitat
-  RR-Rural Residential
-  OS-W-Water
-  RM-Rural Mountainous

Sources: Riverside Co. GIS, 2016; RCIP approved 2003, as amended through Feb. 2015.

**Figure 4 - General Plan Land Use**



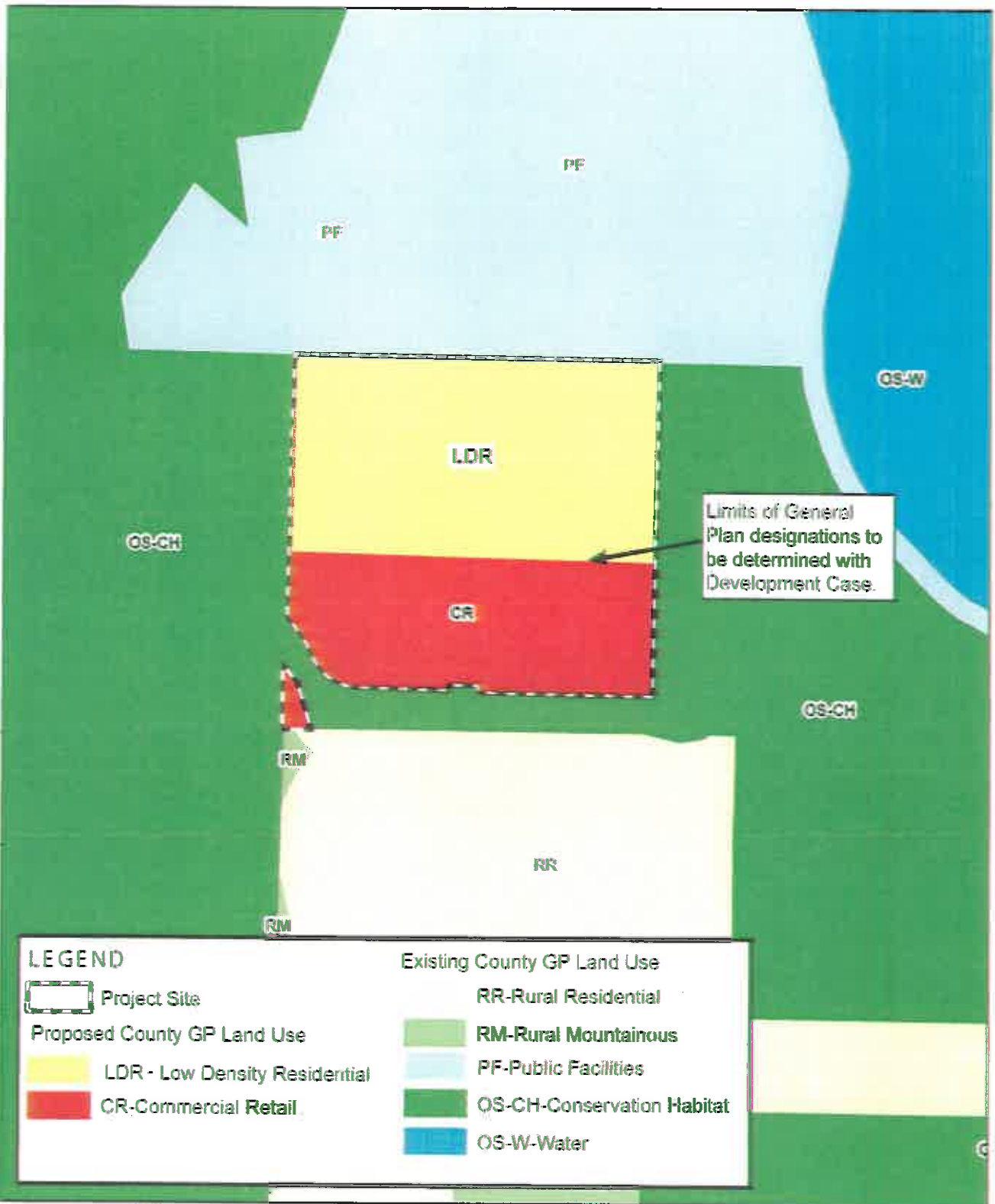
0 250 500 750 Feet

Existing Land Use Designation: OS-CH  
Existing Foundation Component: OS



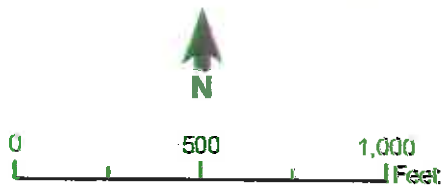


C:\2015\15-0034\GIS\Proposed\_GPLU.mxd; Map created 31 May 2016



Sources: Riverside Co. GIS, 2016; RCIP approved 2003, as amended through Feb. 2015.

Figure 5 - Proposed General Plan Land Use



Proposed Land Use Designation: LDR/CR  
Proposed Foundation Component: CD



## NOTICE OF PUBLIC MEETING

**A PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1189 (Foundation and Entitlement/Policy)** – APPLICANT: Sam Chebeir – ENGINEER/REPRESENTATIVE: Albert A. Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Light Agriculture (A-1-5) and Residential Agriculture (R-A-1) – LOCATION: North of Cajalco Road, West of La Sierra, south of Tin Mine Road, and east of Eagle Canyon Road – PROJECT SIZE: 36 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 Commercial Retail (CR) and Low Density Residential (LDR), on two parcels, totaling 36 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 278-210-016, 278-210-022.

**TIME OF MEETING:** 1:00pm (or as soon as possible thereafter)  
**DATE OF MEETING:** Thursday, August 18, 2016  
**PLACE OF MEETING:** Riverside County Flood Control  
1995 Market Street  
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:

<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

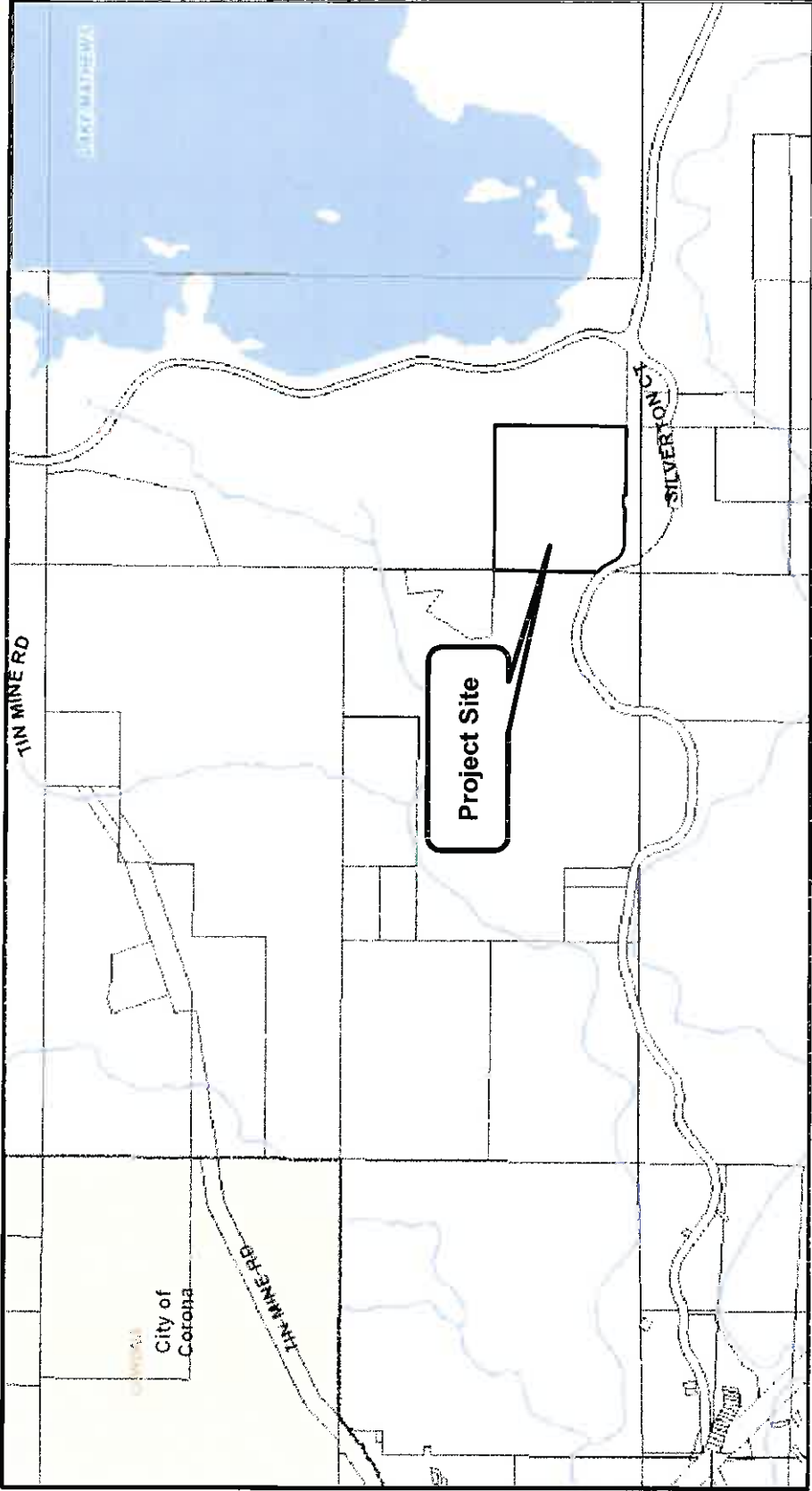
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**


RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409





Agenda Item No.: 2.8  
Area Plan: Lake Mathews/Woodcrest  
Supervisory District: First  
Project Planner: John Earle Hildebrand III

General Plan Amendment No. 1192  
Property Owner: Christian & Ru Anna Singletary  
Applicant: Christian & Ru Anna Singletary  
Engineer/Representative: SDH & Associates



Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1192 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) (1 acre minimum) to Commercial Retail (CR) (0.20 – 0.35 FAR), on three parcels, totaling 10.3 gross acres. The application for this amendment was submitted during the application window for the 2016 General Plan Review Cycle.

**LOCATION:** Generally located north of Van Buren Boulevard, east of Firethorn, and west of Mariposa, within the City of Riverside Sphere of influence.

**PROJECT APNs:** 271-040-043, 271-040-044, and 271-110-011

**GENERAL PLAN INITIATION PROCESS (GPIP):** Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

### **JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED:**

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. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

### Introduction

The proposed General Plan Amendment and its associated (proposed) project endeavors to place approximately 10.3 acres of residential (R-A-5) land into commercial/ retail designation. Further, this proposal will allow for a safe crossing point for the ultimate trail system that will extend southerly of the project.

### Proposed Use

The existing site is currently 10.3 acres, of which approximately 3.6 acres will be utilized for the proposed development, with the balance being left natural due to its steep topography. The proposed project is planned to include a fast food/ drive through use as well as a gas station with a convenience store. The balance of the site is proposed to be used for R.V. storage.

### Adjacent Property Uses

The adjacent properties are designated as residential in the county's current general plan. The properties to the northeast and northwest are currently vacant. The two existing single family residential lots directly to the north are orientated in such a way that they face away from the proposed project. These two single family homes sit approximately 70 feet above the proposed project site are approximately 300'-400' away. Thus, the project will likely have little impact on the existing (adjacent) properties. It is worth noting that the properties across Van Buren are zoned Open Space Conservation (OS-C), thus the project should not impact future development to the south.

### Project Attributes

The proposed project will provide a logical way to connect the multi-use trail from the north to the area south of Van Buren. Currently the portion of County owned right-of-way that bisects the site is steep and difficult to negotiate. The project will allow for the trail to meander outside the current right-of-way so that it can be completed at a reasonable width and gradient. Equally important, the newly renovated trail will be able to use the final stage of the existing traffic signal at Van Buren and Mockingbird Canyon, which will act as the entrance to the proposed project.

### Compatibility

The proposed project will provide neighborhood convenience where it currently does not exist. Currently, the nearest services (from the proposed site) are approximately 2 miles to the east and 3-4 miles to the west. There are currently little to no services to the south. The convenience added by proposed project will help avoid local congestion on Van Buren Avenue which is served by a fully improved and fully controlled intersection; this could provide the opportunity to avoid having to introduce another signalized intersection.

### Conclusion

Due to the site's location at the existing signalized intersection and its significant topographic relief from existing residences, proposal provides an excellent opportunity to serve existing residents with minimal impact to neighbors, while helping to minimize local traffic on Van Buren Blvd.

- 1) The proposed amendment would not change the policy direction or intent of the General Plan, as it would serve to reduce traffic on Van Buren as residents would have greatly reduced travel for the convenience (gas, food, etc.) that this project would offer. Further, the project fits with the existing topography and character of the area.
- 2) A change in boundary will divide this proposed site from the residential zoned property to the north. The proposed amendment will allow this property to be utilized appropriately, as topographically it is at a similar height to its Van Buren frontage, while the residential property

situated on the “bench” to the north is approximately 60’-70’ above Van Buren Blvd. Due to this topographic constraint, the proposed project cannot gain access from the north.

**GENERAL PLAN ADVISORY COMMITTEE ACTION:** This application was considered by the General Plan Advisory Committee (“GPAC”) during a public meeting on August 18, 2016 and was recommended for initiation to the Planning Commission by a majority, and there was one abstention.

During the meeting, the applicant provided additional information regarding the physical constraints on the site, specifically relating to steep slopes. The applicant stated that only a portion of the site, closest to Van Buren Boulevard could be feasibly developed as a result of the slopes towards the back of the property. An issue relating to potential access to the site was also raised. Direct access from Van Buren Boulevard is limited. There is opportunity to access the site from side streets. Circulation to and around the site will need to be analyzed at time of an implementing project.

**PROJECT SITE INFORMATION:**

- |   |   |
|---|---|
| 1. Existing Foundation Component:         | Rural Community (RC)  |
| 2. Proposed Foundation Component:         | Community Development (CD)  |
| 3. Existing General Plan Designation:     | Very Low Density Residential (VLDR)   |
| 4. Proposed General Plan Designation:     | Commercial Retail (CR)  |
| 5. Surrounding General Plan Designations: | North and East - Very Low Density Residential (VLDR),<br>South - Conservation (C) and Commercial Retail (CR)<br>West - Conservation (C)   |
| 6. Existing Zoning Classification:        | R-A-5 (Rural Agricultural)  |
| 7. Surrounding Zoning Classifications:    | North - R-1-1 (One-Family Dwellings) and R-A-5 (Rural Agricultural)<br>East - R-A-30,000 (Rural Agricultural)<br>South - W-1 (Watercourse, Watershed, and Conservation Areas) and C-1/C-P (General Commercial)<br>West - W-1 (Watercourse, Watershed, and Conservation Areas) |
| 8. Existing Land Use:                     | Vacant Land   |
| 9. Surrounding Land Uses:                 | Residential, Light Agriculture, and Vacant Land   |
| 10. Project Size (Gross Acres):           | 10.3  |

**RECOMMENDATION:** Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1192 and seeks comments from the Planning Commission on the amendment which will be provided to the Board of Supervisors. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
  - a. MSHCP criteria cell or conservation boundary; or
  - b. Agricultural preserve; or
  - c. A half-mile of a fault line or fault zone,
  - d. An Airport Influence Area ("AIA"), or
  - e. Dam Inundation Area, or
  - f. Parks and Recreation District or County Service Area that provides park facilities.
3. The project site is located within:
  - a. The City of Riverside sphere of influence; and
  - b. A Moderate and High Liquefaction Area; and
  - c. A special flood hazard area; and
  - d. Very High fire hazard area; and
  - e. Local Responsibility Area for fire protection service.





**GENERAL PLAN AMENDMENT COMMITTEE  
MINUTE ORDER  
AUGUST 18, 2016**

**I. AGENDA ITEM 3.8**

**GENERAL PLAN AMENDMENT NO. 1192 (Foundation and Entitlement/Policy) –**  
APPLICANT: Christian Singletary – ENGINEER/REPRESENTATIVE: Steve Sommers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Residential Agricultural (R-A-5) – LOCATION: Generally located northeast of Van Buren Boulevard, east of Firethorn Avenue, and west of Regency Ranch Road – PROJECT SIZE: 10.3 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 Commercial Retail (CR), on three parcels, totaling 10.3 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 271-040-043, 271-040-044, and 271-110-011.

**II. DISCUSSION:**

**III. GPAC ACTION:**

Motion by Mr. Kroenke  
Second by Mr. Cousins

Abstained: Mr. Silver abstained.  
Mr. Gutierrez, Mr. Rosenthal was absent.

Members voted to move forward.

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

## NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1192 (Foundation and Entitlement/Policy)** – APPLICANT: Christian Singletary – ENGINEER/REPRESENTATIVE: Steve Sommers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Residential Agricultural (R-A-5) – LOCATION: Generally located northeast of Van Buren Boulevard, east of Firethorn Avenue, and west of Regency Ranch Road – PROJECT SIZE: 10.3 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 Commercial Retail (CR), on three parcels, totaling 10.3 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 271-040-043, 271-040-044, and 271-110-011.

**TIME OF MEETING:** 9:00am (or as soon as possible thereafter)  
**DATE OF MEETING:** **Wednesday, October 19, 2016**  
**PLACE OF MEETING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

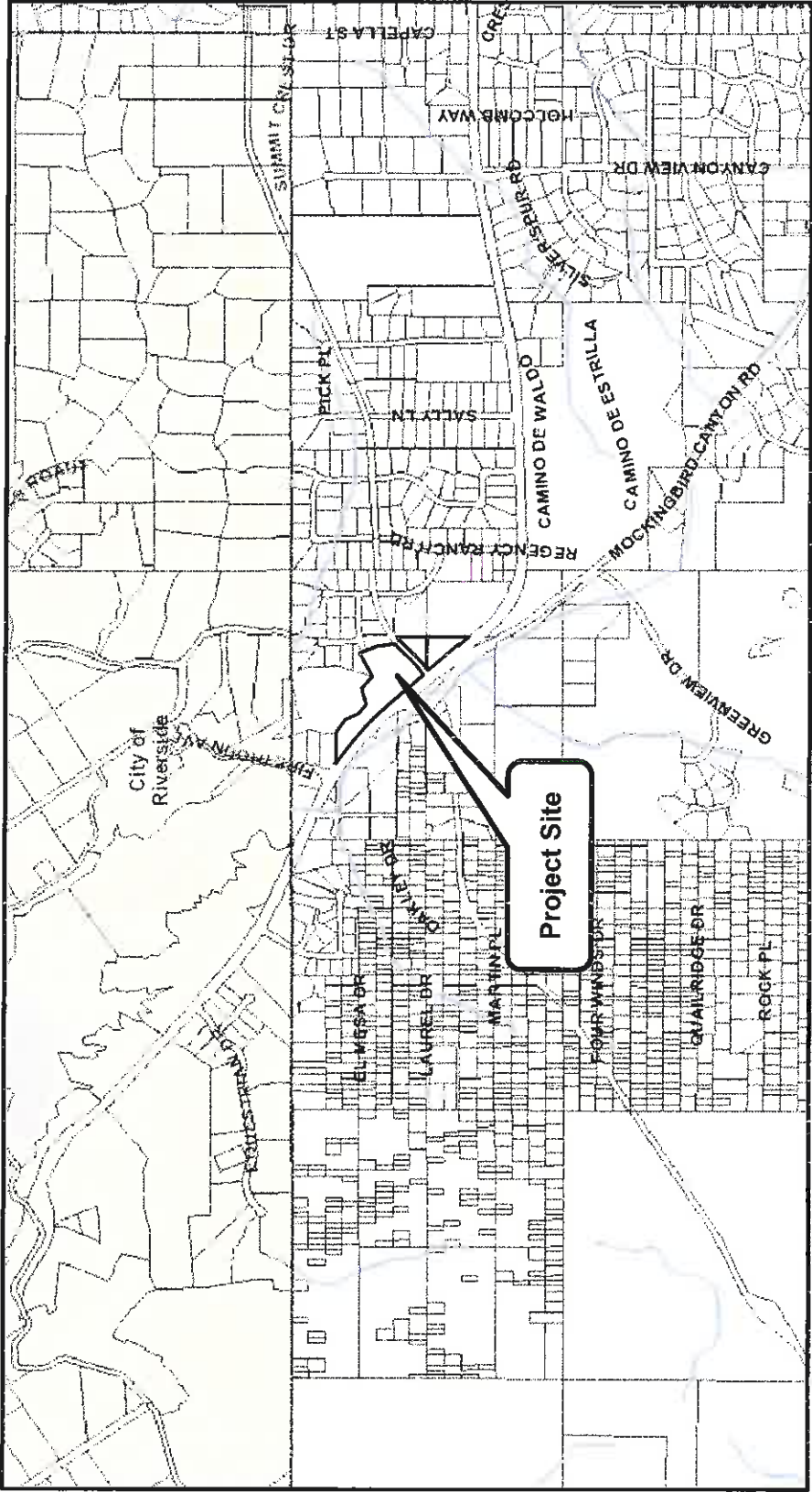
The case file for the proposed project may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the Planning Commission, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Earle Hildebrand III  
P.O. Box 1409, Riverside, CA 92502-1409





# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 18, 2016

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**Foundation GPA No.:** 1192  
**Supervisory District:** First  
**Area Plan:** Lake Mathews/Woodcrest  
**Zoning Area/District:** Lake Mathews District  
**Property Owner(s):** Christian & Ru Anna Singletary  
**Project Representative(s):** SDH & Associates

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**PROJECT DESCRIPTION:** Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels, totaling 10.3 gross acres.

**LOCATION:** Generally located north of Van Buren Blvd, east of Firethorn, and west of Mariposa, within the City of Riverside's Sphere of influence.

**PROJECT APNs:** 271-040-043, 271-040-044, and 271-110-011



Figure 1: Project Location Map

**PROJECT DETAILS:** This General Plan Amendment application is a 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 Commercial Retail (CR), on three parcels, totaling 10.3 gross acres. This General Plan Amendment does not include an accompanying implementing project.

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:**

Introduction

The proposed General Plan Amendment and its associated (proposed) project endeavors to place approximately 10.3 acres of residential (R-A-5) land into commercial/ retail designation. Further, this proposal will allow for a safe crossing point for the ultimate trail system that will extend southerly of the project.

Proposed Use

The existing site is currently 10.3 acres, of which approximately 3.6 acres will be utilized for the proposed development, with the balance being left natural due to its steep topography. The proposed project is planned to include a fast food/ drive through use as well as a gas station with a convenience store. The balance of the site is proposed to be used for R.V. storage.

Adjacent Property Uses

The adjacent properties are designated as residential in the county's current general plan. The properties to the northeast and northwest are currently vacant. The two existing single family residential lots directly to the north are orientated in such a way that they face away from the proposed project. These two single family homes sit approximately 70 feet above the proposed project site are approximately 300'-400' away. Thus, the project will likely have little impact on the existing (adjacent) properties. It is worth noting that the properties across Van Buren are zoned Open Space Conservation (OS-C), thus the project should not impact future development to the south.

Project Attributes

The proposed project will provide a logical way to connect the multi-use trail from the north to the area south of Van Buren. Currently the portion of County owned right-of-way that bisects the site is steep and difficult to negotiate. The project will allow for the trail to meander outside the current right-of-way so that it can be completed at a reasonable width and gradient. Equally important, the newly renovated trail will be able to use the final stage of the existing traffic signal at Van Buren and Mockingbird Canyon, which will act as the entrance to the proposed project.

Compatibility

The proposed project will provide neighborhood convenience where it currently does not exist. Currently, the nearest services (from the proposed site) are approximately 2 miles to the east and 3-4 miles to the west. There are currently little to no services to the south. The convenience added by proposed project will help avoid local congestion on Van Buren Avenue which is served by a fully improved and fully controlled intersection; this could provide the opportunity to avoid having to introduce another signalized intersection.

Conclusion

Due to the site's location at the existing signalized intersection and its significant topographic relief from existing residences, proposal provides an excellent opportunity to serve existing

residents with minimal impact to neighbors, while helping to minimize local traffic on Van Buren Blvd.

- 1) The proposed amendment would not change the policy direction or intent of the General Plan, as it would serve to reduce traffic on Van Buren as residents would have greatly reduced travel for the convenience (gas, food, etc.) that this project would offer. Further, the project fits with the existing topography and character of the area.
- 2) A change in boundary will divide this proposed site from the residential zoned property to the north. The proposed amendment will allow this property to be utilized appropriately, as topographically it is at a similar height to its Van Buren frontage, while the residential property situated on the "bench" to the north is approximately 60'-70' above Van Buren Blvd. Due to this topographic constraint, the proposed project cannot gain access from the north.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	10.3
Number of Parcels:	3
Sphere of Influence:	Yes – City of Riverside
Policy Area:	No
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Rural Community (RC)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use:	Commercial Retail (CR)
<b>Surrounding General Plan Land Use</b>	
North:	Very Low Density Residential (VLDR)
East:	Very Low Density Residential (VLDR)
South:	Conservation (C) Commercial Retail (CR)
West:	Conservation (C)
Existing Zoning Classification:	R-A-5 (Rural Agricultural)
Change of Zone Required:	Yes
<b>Surrounding Zoning Classification</b>	
North:	R-1-1 (One-Family Dwellings) R-A-5 (Rural Agricultural)
East:	R-A-30,000 (Rural Agricultural)

South:	W-1 (Watercourse, Watershed, and Conservation Areas) and C-1/C-P (General Commercial)
West:	W-1 (Watercourse, Watershed, and Conservation Areas)
Existing Development and Use:	Vacant
<b>Surrounding Development and Use</b>	
North:	Agricultural and Residential
East:	Residential and Vacant land
South:	Residential and Vacant land
West:	Residential and Vacant land

**Environmental Information:**

WRCMSHCP Criteria Cell:	The parcels for GPA01192 are not located within a Criteria Cell; therefore, this GPA will not be required to file a HANS application. If/when there is an implementing project, the site(s) will still need to show consistency 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:	Yes – Prime Farmland, Other, and Urban-Built Up
Fire Hazard Area:	Very High
Fire Responsibility Area:	Local Responsibility
Special Flood Hazard Area:	Yes – an average 75 feet corridor along Van Buren Blvd for the length of proposed development within RCFC flood plain.
Liquefaction Area:	Moderate and High
Subsidence Area:	Susceptible
Fault Line:	No – Not within a half-mile
No – Not within a half-mile:	No – Not within a half-mile
Paleontological Sensitivity:	Low Sensitivity

**Utility Information:**

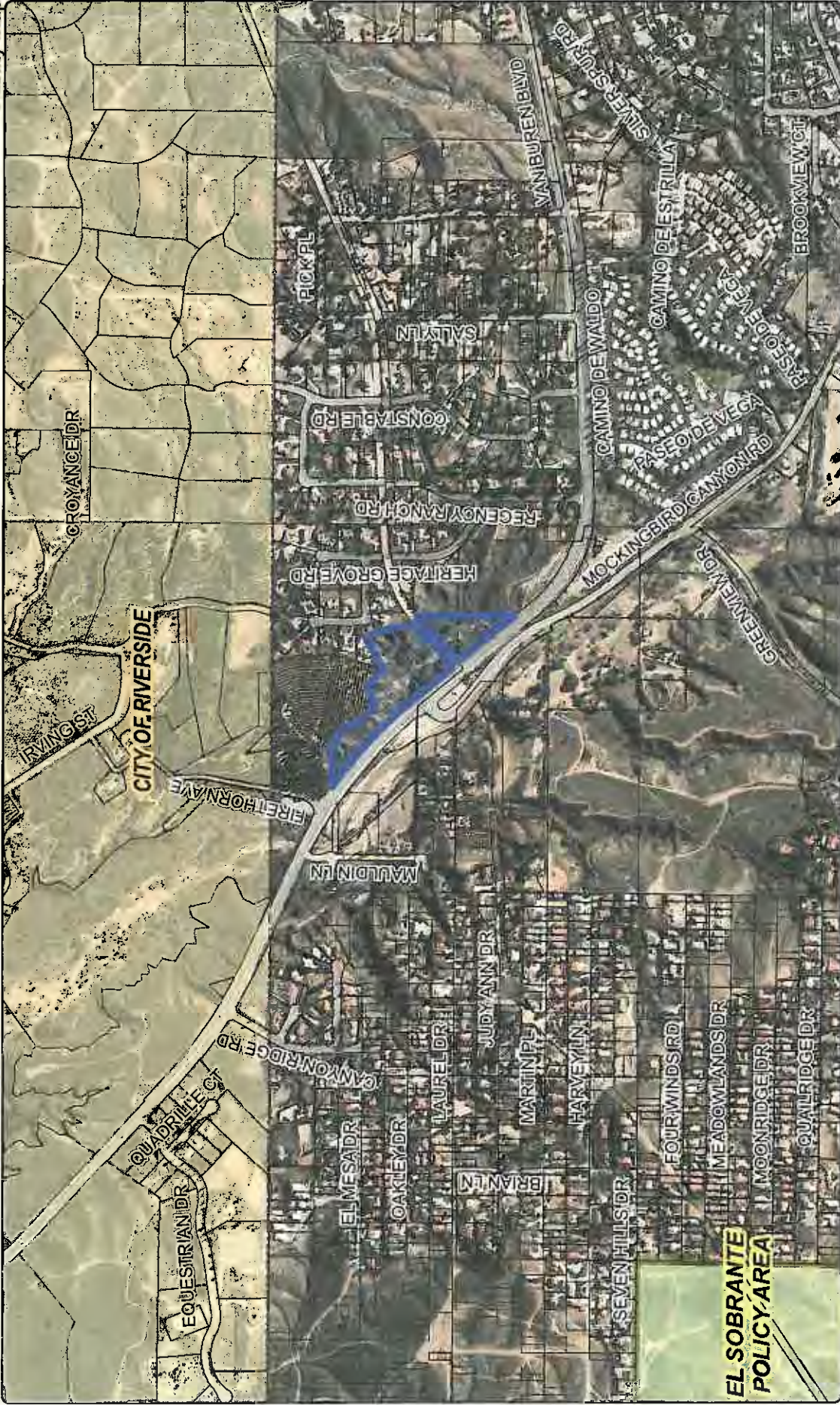
Water Service:	Yes – WMWD access along Van Buren
Sewer Service:	No – WMWD access is approximately 5 miles east along Van Buren and approximately 4-5 miles west

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
GPA01192**

Supervisor: Jeffries  
District 1

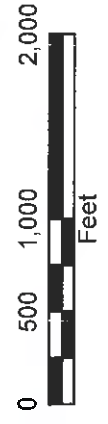
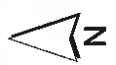
Date Drawn: 07/29/2016  
Vicinity Map

**VICINITY/POLICY AREAS**



**EL SOBRANTE  
POLICY AREA**

Zoning Dist: Lake Mathews



Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan (Planning and Land Use) for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided in the previous General Plan. For more information, please contact the Riverside Planning Department offices in Riverside at (951)945-2000 (Western County) or in Palm Desert at (760)963-8377 (Eastern County) or Website: <http://planning.ca.gov>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01192

### LAND USE

Supervisor: Jeffries  
District 1

Date Drawn: 07/29/2016

Exhibit 1



Zoning Dist: Lake Mathews

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 <https://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

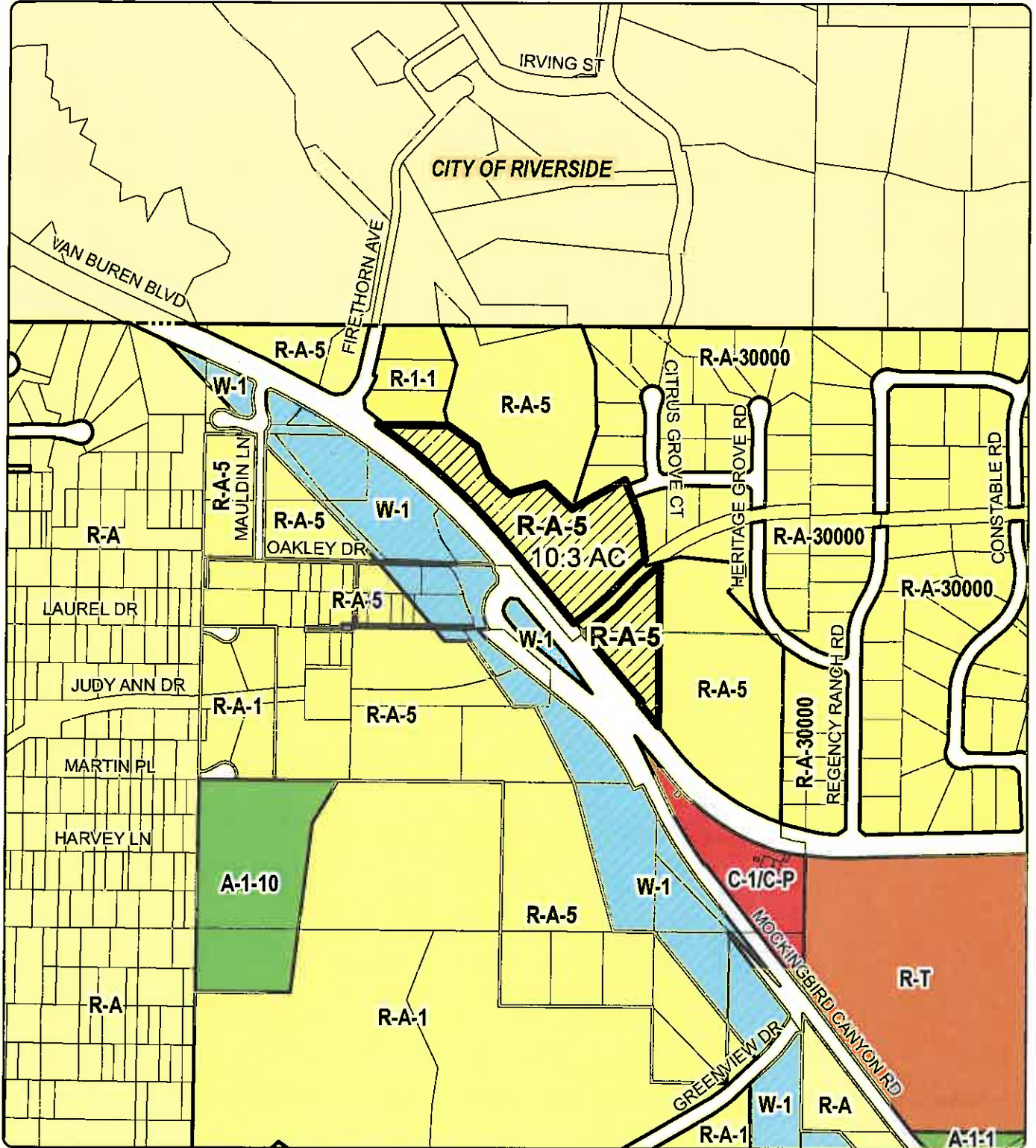
GPA01192

EXISTING ZONING

Supervisor: Jeffries  
District 1

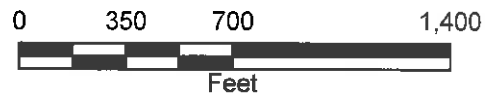
Date Drawn: 07/29/2016

Exhibit 2



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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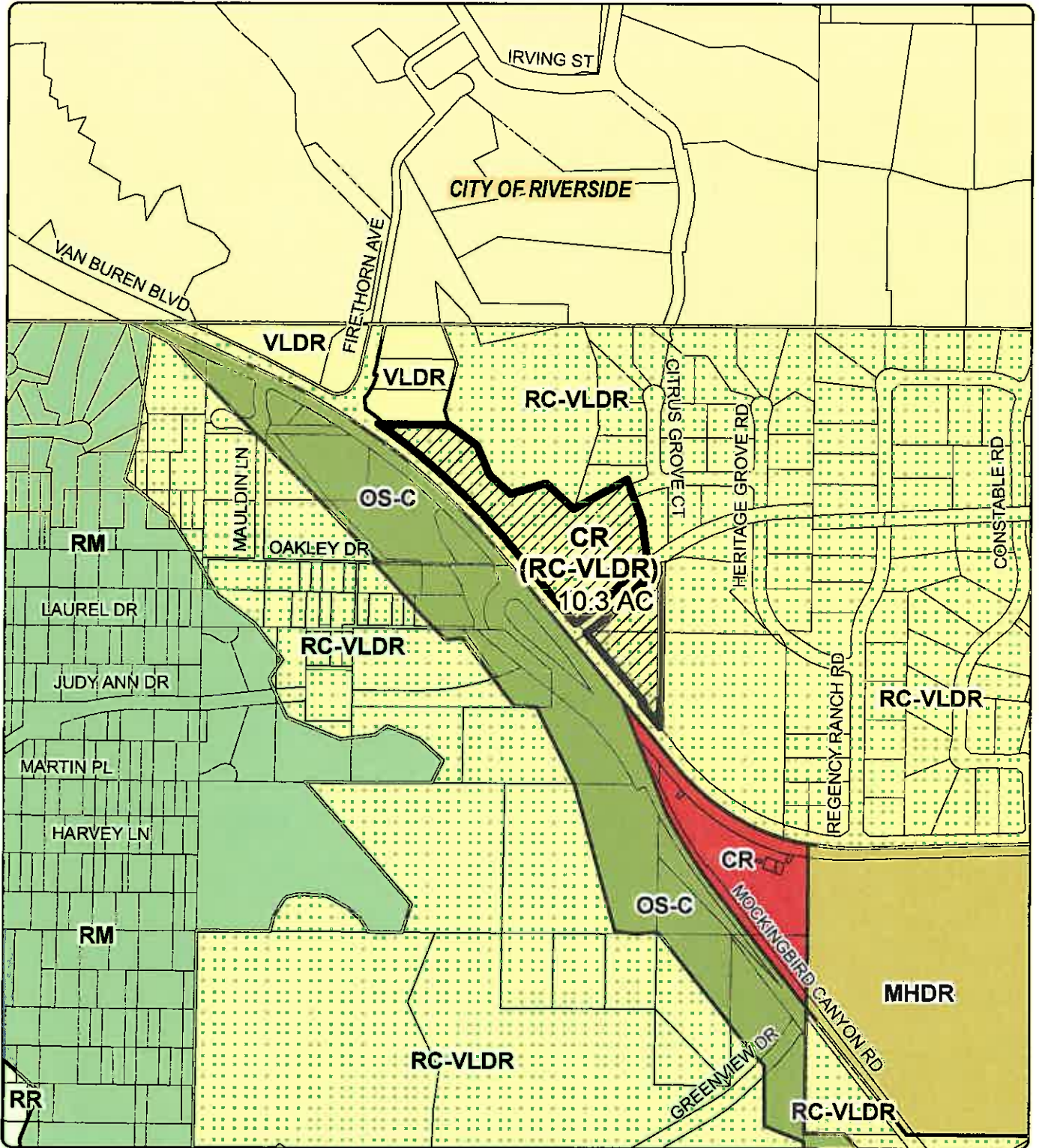
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01192

PROPOSED GENERAL PLAN

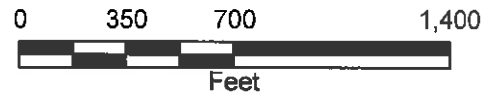
Supervisor: Jeffries  
District 1

Date Drawn: 07/29/2016  
Exhibit 6

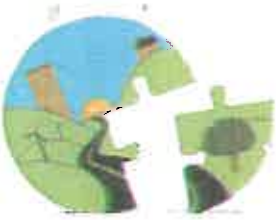


Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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GPA 01192

# 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:

#### APPLICATION INFORMATION:

Applicant Name: CHRISTIAN SINGLETARY

Contact Person: CHRISTIAN SINGLETARY E-Mail: CESINGLE @ SBCGLOBAL.NET

Mailing Address: 3570 ARLINGTON AVE, UNIT B  
RIVERSIDE CA 92506  
City State ZIP

Daytime Phone No: (951) 781-2770 Fax No: ( )

Engineer/Representative Name: SDH & ASSOCIATES, INC

Contact Person: STEVE SUMMERS E-Mail: STEVE @ SDHINC.NET

Mailing Address: 5225 CANYON CREST DR. # 71-439  
RIVERSIDE CA 92507  
City State ZIP

Daytime Phone No: (951) 683-3691 Fax No: ( )

Property Owner Name: CHRISTIAN SINGLETARY

Contact Person: (SAME AS ABOVE) E-Mail:

Mailing Address:   
    
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

Riverside Office - 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office - 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



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

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

<u>CHRISTIAN SINGLETON</u> PRINTED NAME OF PROPERTY OWNER(S)	 SIGNATURE OF PROPERTY OWNER(S)
<u>Re: Anna Singleton</u> PRINTED NAME OF PROPERTY OWNER(S)	 SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 271-040-044, 271-040-043, 271-110-011

Approximate Gross Acreage: 10.3 ±

General location (nearby or cross streets): North of Van Buren Blvd @ Mockingbird Cyn., South of \_\_\_\_\_, East of FIRETHORN, West of MALPOSITA

Existing General Plan Foundation Component(s): R-A-S RC-VLDR

Proposed General Plan Foundation Component(s): CR (Commercial/Retail)

Existing General Plan Land Use Designation(s): RC-VLDR

Proposed General Plan Land Use Designation(s): CR

General Plan Policy Area(s) (if any): \_\_\_\_\_

Existing Zoning Classification(s): R-A-S

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

SEE ATTACHED

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	<u>EDISON</u>		
Gas Company	<u>So Cal Gas Co.</u>		
Telephone Company	<u>AT&amp;T</u>		
Water Company/District	<u>WINDY (WESTERN MUNICIPAL WATER DIST)</u>	<input checked="" type="checkbox"/>	

**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	WATER - WINDWARD	SEWER - NO

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

WATER IS C. FRONTIER, SEWER IS APPROX 5 MILES TO EAST ALONG VAN BUREN AND APPROX 4-5 MILES WEST

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\\_View/Custom/disclaimer/Default.htm](http://webintprod.agency.tlma.co.riverside.ca.us/MMC_View/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 6/2/16

Owner/Representative (2)  Date 6/2/16

**Checklist for Identifying Projects Requiring a Project-Specific WQMP  
within the Santa Ana Region**

<b>Project File No.:</b>	
<b>Project Name:</b>	SUNMETWAY-VAN BUREN COMMERCIAL
<b>Project Location:</b>	VAN BUREN BLVD @ MCKINLEY RD CYN.
<b>Project Description:</b>	10.3 ACRE SITE / 3.5 <sup>±</sup> PROP DEVELOPMENT

<b>Proposed Project Consists of or Includes:</b>	<b>Yes</b>	<b>No</b>
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.		
New developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site) including commercial and industrial projects and residential housing subdivisions requiring a Final Map (i.e., detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.); mixed use and public projects (excluding Permittee road projects). This category includes development on public and private land, which fall under the planning and building authority of the Co-Permittees.	X	
Automotive repair shops [Standard Industrial Classification (SIC) codes <sup>1</sup> 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, and 7539].		
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.		
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where the natural slope is 25 percent or more.		
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESAs. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary parking or storage of motor vehicles.	X	
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	X	
Public Projects, other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.		
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.		

<sup>1</sup> Descriptions of SIC codes can be found at <http://www.osha.gov/pls/imis/sicsearch.html>.

**DETERMINATION: Circle appropriate determination**

Any questions answered "YES" → Project requires a project-specific WQMP.

All questions are answered "NO" → Project requires incorporation of Site Design and Source Control BMPs imposed through Conditions of Approval or permit conditions.



**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.):

1) THE PROPOSED AMENDMENT WOULD NOT CHANGE THE POLICY DIRECTION OR INTENT OF THE GENERAL PLAN, AS IT WOULD SERVE TO REDUCE TRAFFIC ON VAN BUREN AS RESIDENTS WOULD HAVE GREATLY REDUCED TRAVEL FOR THE CONVENIENCE (GAS, FOOD, ETC) THAT THIS PROJECT WOULD OFFER. FURTHER, THE PROJECT FITS WITH THE EXISTING TOPOGRAPHY AND CHARACTER OF THE AREA.

2) A CHANGE IN BOUNDARY WILL DIVIDE THIS PROPOSED SITE FROM THE RESIDENTIAL ZONED PROPERTY TO THE NORTH. THE PROPOSED AMENDMENT WILL ALLOW THIS PROPERTY TO BE UTILIZED APPROPRIATELY, AS TOPOGRAPHICALLY IT IS AT A SIMILAR HEIGHT TO ITS VAN BUREN FRONTAGE, WHILE THE RESIDENTIAL PROPERTY SITUATED ON THE "BENCH" TO THE NORTH IS APPROXIMATELY 60'-70' ABOVE VAN BUREN BLVD. DUE TO THIS TOPOGRAPHIC CONSTRAINT, THE PROPOSED PROJECT CANNOT GAIN ACCESS FROM THE NORTH.

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

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**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.*

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**NOTES:**

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

Furthermore:

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

## **Introduction**

The proposed General Plan Amendment and its associated (proposed) project endeavors to place approximately 10.3 acres of residential (R-A-5) land into a commercial/ retail designation. Further, this proposal will allow for a safe crossing point for the ultimate trail system that will extend southerly of the project.

## **Proposed Use**

The existing site is currently 10.3 acres, of which approximately 3.6 acres will be utilized for the proposed development, with the balance being left natural due to its steep topography. The proposed project is planned to include a fast food/ drive through use as well as a gas station with a convenience store. The balance of the site is proposed to be used for R.V. storage.

## **Adjacent Property Uses**

The adjacent properties are designated as residential in the county's current general plan. The properties to the northeast and northwest are currently vacant. The two existing single family residential lots directly to the north are oriented such that they face away from the proposed project. These two single family homes sit approximately 70 feet above the proposed project site and are approximately 300'-400' away. Thus, the project will likely have little impact on the existing (adjacent) properties. It is worth noting that the properties across Van Buren are zoned Open Space Conservation (OS-C), thus the project should not impact future development to the south.

## **Project Attributes**

The proposed project will provide a logical way to connect the multi-use trail from the north to the area south of Van Buren. Currently the portion of County owned right-of-way that bisects the site is steep and difficult to negotiate. The project will allow for the trail to meander outside the current right-of-way so that it can be completed at a reasonable width and gradient. Equally important, the newly renovated trail will be able to use the final stage of the existing traffic signal at Van Buren and Mockingbird Canyon, which will act as the entrance to the proposed project.

## **Compatibility**

The proposed project will provide neighborhood convenience where it currently does not exist. Currently, the nearest services (from the proposed site) are approximately 2 miles to the east and 3-4 miles to the west. There are currently little to no services to the south. The convenience added by the proposed project will help to avoid local congestion on Van Buren Avenue which is served by a fully improved and fully controlled intersection; this could provide the opportunity to avoid having to introduce another signalized intersection.

## **Conclusion**

Due to the site's location at the existing signalized intersection and its significant topographic relief from existing residences, proposal provides an excellent opportunity to serve existing residents with minimal impact to neighbors, while helping to minimize local traffic on Van Buren Blvd.

## NOTICE OF PUBLIC MEETING

**A PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1192 (Foundation and Entitlement/Policy) – APPLICANT:** Christian Singletary – **ENGINEER/REPRESENTATIVE:** Steve Sommers – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – **ZONE:** Residential Agricultural (R-A-5) – **LOCATION:** Generally located northeast of Van Buren Boulevard, east of Firethorn Avenue, and west of Regency Ranch Road – **PROJECT SIZE:** 10.3 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 Commercial Retail (CR), on three parcels, totaling 10.3 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – **APNs:** 271-040-043, 271-040-044, and 271-110-011.

**TIME OF MEETING:** 1:00pm (or as soon as possible thereafter)  
**DATE OF MEETING:** Thursday, August 18, 2016  
**PLACE OF MEETING:** Riverside County Flood Control  
1995 Market Street  
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:

<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

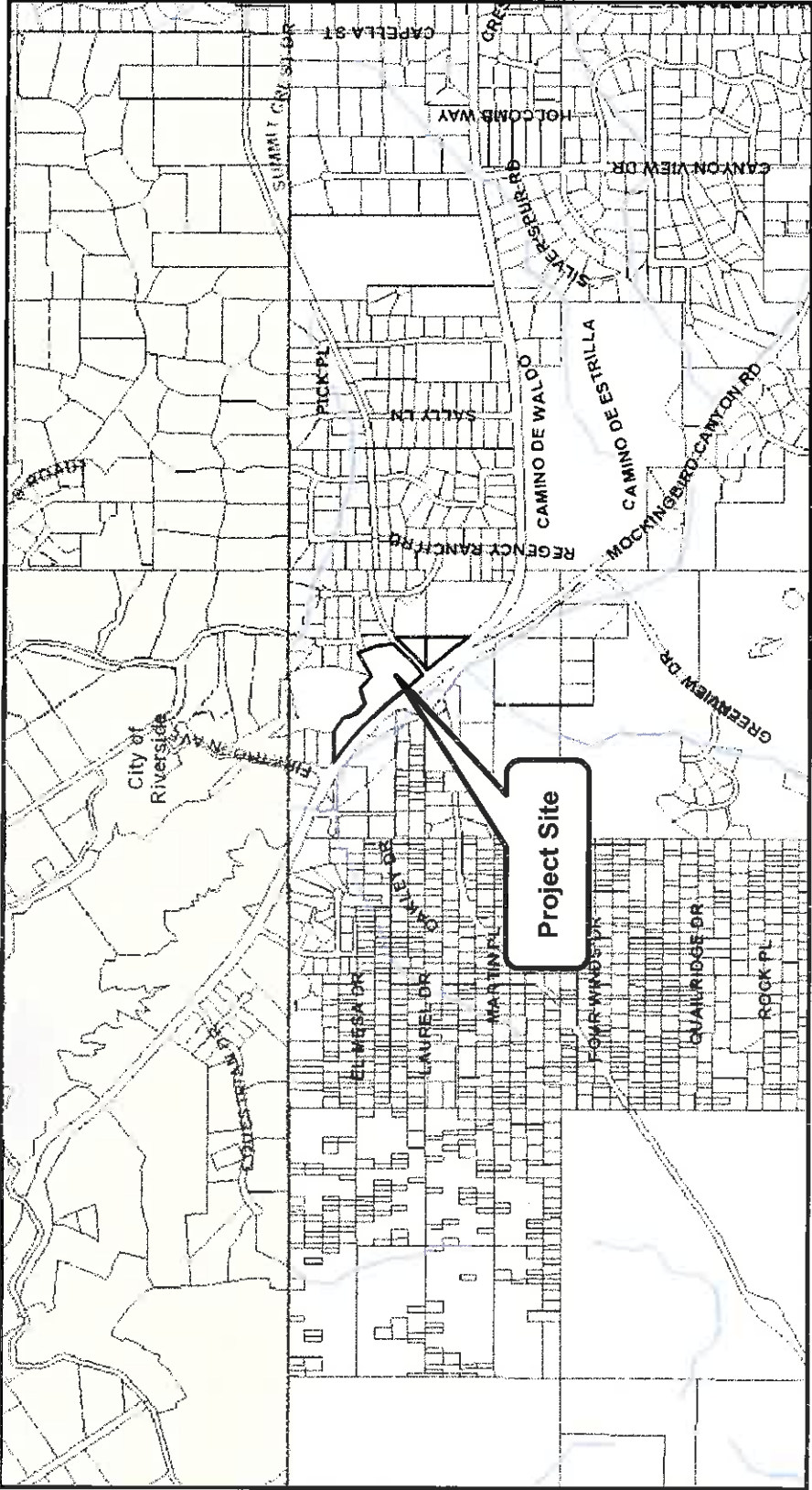
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**


RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409





**Agenda Item No.:** 2.9  
**Area Plan:** Elsinore  
**Supervisorial District:** First  
**Project Planner:** John Earle Hildebrand III

**General Plan Amendment No. 1193**  
**Property Owner:** Edward & Nora Wright  
**Applicant:** Edward & Nora Wright  
**Representative:** Bratene Construction & Engineering



Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1193 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Open Space (OS) to Rural (R) and to amend its Land Use Designation from Rural (RUR) (20 acre minimum) to Rural Residential (RR) (5 acre minimum), on one parcel, totaling 57.12 gross. The application for this amendment was submitted during the application window for the 2016 General Plan Review Cycle.

**LOCATION:** Generally located north of Saint Gallen Way, west of Calle De Lobo, and south of the Cleveland National Forest.

**PROJECT APNs:** 901-180-003

**GENERAL PLAN INITIATION PROCESS (GPIP):** Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

**JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED:**

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. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

The proposed General Plan Amendment is to restore the opportunity to create 5-acre (min.) home-sites on this 57 acre parcel, within the constraints of the development process. The request is to change from Open Space – Rural (OS-RUR) (20 acre min.) to Rural Residential (R-RR) (5 acre min).

This property represents a significant investment by the owner under an understanding that residential development could be pursued with possibly 5-acre minimum home-sites, as we understand was the case prior to the current General Plan Designation.

The following reasons are listed as arguments in favor of amending the general Plan Designation to restore the opportunity to prove that 5-acre minimum lot size development is feasible in a reasonable manner:

1. Properties immediately adjacent to the south and west are currently designated as Rural Residential R-R (5 acre minimum), and properties immediately to the east are currently zoned Rural Agricultural R-A-5 (5 acre minimum).
2. The 5-acre minimum designation is consistent with the entire La Cresta area, which is the community to which these properties are really connected, even though that area is across the Area Boundary in the Southwest Area Land Use Plan.
3. Access is available to the parcel via Saint Gallen Way, and will be available via Calle De Companero, as committed by Mr. Kurt Rietsch, owner of the westerly adjacent property. Both property owners are eager to develop a joint circulating road system to satisfy typical Fire Department concerns. Owner Rietsch also owns the adjacent parcel (APN 901-180-004) which is at the current northern terminus of Calle De Companero, and he will dedicate right-of-way through that property to access the subject parcel.
4. The terrain of the subject parcel is essentially the same, or gentler, as the terrain of the adjacent properties, APN 901-180-001 & -004, which are currently designated Rural Residential R-R (5 acre minimum). In addition, this terrain is very similar, arguably gentler, than the terrain of the recently developed La Cresta Highlands, which is allowed to process subdivisions to 5 acre home-sites.
5. Electric and phone facilities are currently available in Calle De Companero and Saint Gallen Way, and can be easily extended to the subject parcel.
6. Water is only available by means of wells since these parcels are part of an isolated group of properties lying outside the Rancho California Water District, but adequate aquifers have been located, and drilled wells presently service the water needs of several residents on the adjacent parcels to the south. RCWD does have a hydrant at the current northern end of Calle De Companero.
7. Additional home-sites will result in additional tax revenues for the County, and will provide additional opportunities for more families to enjoy the enviable lifestyle unique to the La Cresta area.
8. The parcel is a natural extension of the 5-acre designations of the adjacent properties and deserves the opportunity to demonstrate that the responsible development can support much more than the current restriction of one (1) home-site per 20 acres. The checks and



balances of the subdivision process can easily prevent irresponsible development and will force any owner to meet the same stringent requirements as enforced in the entire adjacent La Cresta area. No special treatment is requested; just the equal opportunity to show how these properties can be developed in compliance with County regulations and guidelines.

**GENERAL PLAN ADVISORY COMMITTEE ACTION:** This application was considered by the General Plan Advisory Committee (“GPAC”) during a public meeting on August 18, 2016 and was recommended for initiation to the Planning Commission by a majority, and there were two votes of no.

During the meeting, staff explained that this property and the adjacent property to the west, were both previously submitted for a potential Foundation Component Amendment during the 2008 cycle (GPA00988). Both properties were initiated by the Board of Supervisors for a Foundation Component amendment from Open Space (OS) to Rural (R) and a Land Use Designation change from Rural (RUR) to Rural Residential (RR), on June 29, 2010. After initiation and prior to final adoption, this property was removed from the process and only the adjacent property to the west was adopted for the change. This Foundation Component Amendment application is the same request as the previous amendment request.

Also during the meeting, the applicant spoke on behalf of project and further elaborated the desire of the property owner go through the process again, for the purpose of developing both properties with residential. Additional items discussed by the GPAC were related to the site being in a high fire location as well as potential access issues. The applicant stated that any development in the area would require coordination with the fire department. The applicant also showed how the site will be accessed by way of several different locations to the south.

**PROJECT SITE INFORMATION:**

- |   |  |
|---|--|
| 1. Existing Foundation Component:         | Open Space (OS)  |
| 2. Proposed Foundation Component:         | Rural (R)  |
| 3. Existing General Plan Designation:     | Rural (RUR)  |
| 4. Proposed General Plan Designation:     | Rural Residential (RR)   |
| 5. Surrounding General Plan Designations: | North - Conservation Habitat (CH)<br>East - Rural Mountainous (RM)<br>South - Rural Residential (RR)<br>West - Rural (RUR) |
| 6. Existing Zoning Classification:        | R-R (Rural Residential)  |
| 7. Surrounding Zoning Classifications:    | North, south, and west – R-R (Rural Residential), east - R-A-5 (Rural – Agricultural)                                      |
| 8. Existing Land Use:                     | Vacant Land  |
| 9. Surrounding Land Uses:                 | Single Family Residences, and Vacant Land  |
| 10. Project Size (Gross Acres):           | 57.12  |

**RECOMMENDATION:** Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1193 and seeks comments from the Planning Commission on the amendment which will be provided to the Board of Supervisors.

The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
  - a. Sphere of Influence; or
  - b. MSHCP criteria cell or conservation boundary; or
  - c. Agricultural preserve; or
  - d. An Airport Influence Area ("AIA"); or
  - e. A potential liquefaction zone; or
  - f. A potential subsidence area.
3. The project site is located within:
  - a. A special flood hazard area; and
  - b. A half-mile of a fault line or fault zone; and
  - c. Very high fire hazard area; and
  - d. State Responsibility Area for fire protection service.



**GENERAL PLAN AMENDMENT COMMITTEE  
MINUTE ORDER  
AUGUST 18, 2016**

**I. AGENDA ITEM 3.9**

**GENERAL PLAN AMENDMENT NO. 1193 (Foundation and Entitlement/Policy) –**  
APPLICANT: Edward L. Wright – ENGINEER/REPRESENTATIVE: Bratene Construction & Engineering  
– First Supervisorial District – Elsinore Area Plan – Cleveland Zoning Area – ZONE: Rural Residential  
(R-R) – LOCATION: Generally located north of Saint Gallen Way, west of Calle De Lobo, south of  
Cleveland National Forest, and east of Calle De Companero – PROJECT SIZE: 57.12 gross acres –  
**REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open  
Space (OS) to Rural (R) and amend its Land Use Designation from Rural (RUR) to Rural Residential  
(RR), on one parcel, totaling 57.12 gross acres – PROJECT PLANNER: John Hildebrand at (951)  
955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 901-180-003.

**II. DISCUSSION:**

**III. GPAC ACTION:**

Motion by Mr. Cousins  
Second by Ms. Martin

Mr. Silver and Mr. Roos voted no.  
Absent: Mr. Gutierrez, Mr. Rosenthal.

Members voted to move this forward.

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please  
contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at  
[mcstark@rctlma.org](mailto:mcstark@rctlma.org).

## NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1193 (Foundation and Entitlement/Policy)** – APPLICANT: Edward L. Wright – ENGINEER/REPRESENTATIVE: Bratene Construction & Engineering – First Supervisorial District – Elsinore Area Plan – Cleveland Zoning Area – ZONE: Rural Residential (R-R) – LOCATION: Generally located north of Saint Gallen Way, west of Calle De Lobo, south of Cleveland National Forest, and east of Calle De Companero – PROJECT SIZE: 57.12 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Rural (R) and amend its Land Use Designation from Rural (RUR) to Rural Residential (RR), on one parcel, totaling 57.12 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 901-180-003.

**TIME OF MEETING:** 9:00am (or as soon as possible thereafter)  
**DATE OF MEETING:** **Wednesday, October 19, 2016**  
**PLACE OF MEETING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

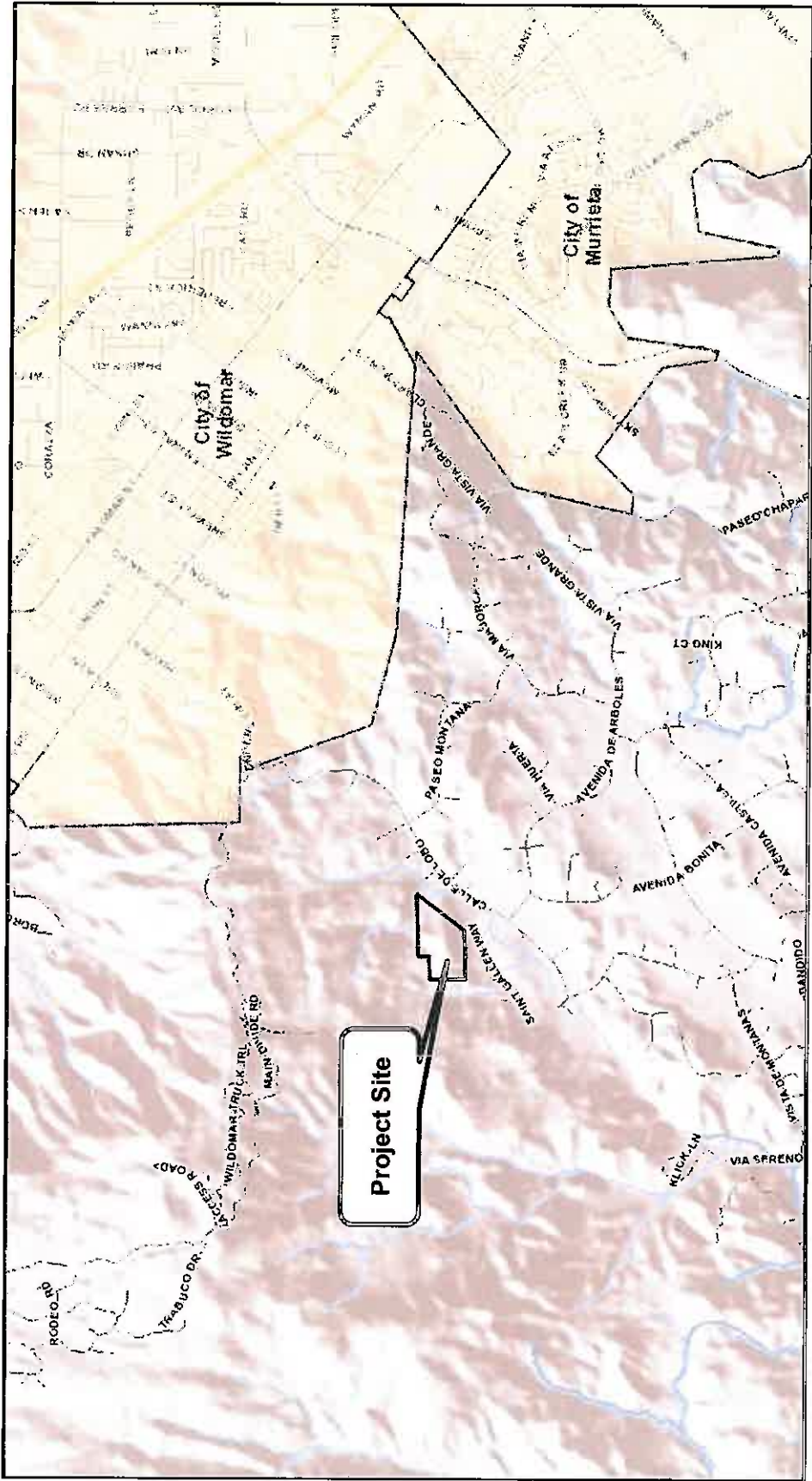
The case file for the proposed project may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the Planning Commission, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Earle Hildebrand III  
P.O. Box 1409, Riverside, CA 92502-1409





# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 18, 2016

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**Foundation GPA No.:** 1193  
**Supervisory District:** First  
**Area Plan:** Elsinore  
**Zoning Area/District:** Cleveland Area  
**Property Owner(s):** Edward and Nora Wright  
**Project Representative(s):** Bratene Construction & Engineering

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**PROJECT DESCRIPTION:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Rural (R) and amend its Land Use Designation from Rural (RUR) to Rural Residential (RR), on one parcel, totaling 57.12 gross.

**LOCATION:** Generally located north of Saint Gallen Way, approximately 850 west of Calle De Lobo, south of Cleveland National Forest, and east of Calle De Companero

**PROJECT APN:** 901-180-003

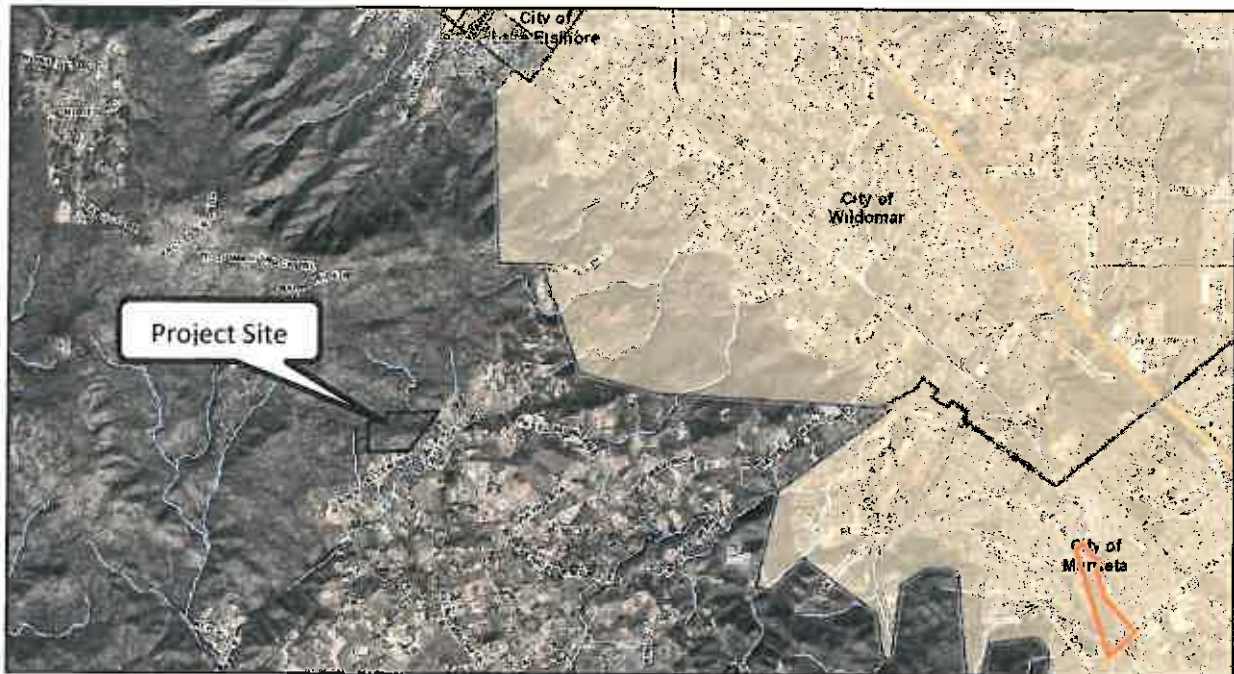


Figure 1: Project Location Map

**PROJECT DETAILS:** This project is a proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Rural (R) and amend its Land Use Designation from Rural (RUR) to Rural Residential (RR), on one parcel, totaling 57.12 gross. This General Plan Amendment does not include an accompanying implementing project.

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:** The proposed General Plan Amendment is to restore the opportunity to create 5-acre (min.) home-sites on this 57 acre parcel, within the constraints of the development process. The request is to change from Open Space – Rural (OS-RUR) (20 acre min.) to Rural Residential (R-RR) (5 acre min).

This property represents a significant investment by the owner under an understanding that residential development could be pursued with possibly 5-acre minimum home-sites, as we understand was the case prior to the current General Plan Designation.

The following reasons are listed as arguments in favor of amending the general Plan Designation to restore the opportunity to prove that 5-acre minimum lot size development is feasible in a reasonable manner:

1. Properties immediately adjacent to the south and west are currently designated as Rural Residential R-R (5 acre minimum), and properties immediately to the east are currently zoned Rural Agricultural R-A-5 (5 acre minimum).
2. The 5-acre minimum designation is consistent with the entire La Cresta area, which is the community to which these properties are really connected, even though that area is across the Area Boundary in the Southwest Area Land Use Plan.
3. Access is available to the parcel via Saint Gallen Way, and will be available via Calle De Companero, as committed by Mr. Kurt Rietsch, owner of the westerly adjacent property. Both property owners are eager to develop a joint circulating road system to satisfy typical Fire Department concerns. Owner Rietsch also owns the adjacent parcel (APN 901-180-004) which is at the current northern terminus of Calle De Companero, and he will dedicate right-of-way through that property to access the subject parcel.
4. The terrain of the subject parcel is essentially the same, or gentler, as the terrain of the adjacent properties, APN 901-180-001 & -004, which are currently designated Rural Residential R-R (5 acre minimum). In addition, this terrain is very similar, arguably gentler, than the terrain of the recently developed La Cresta Highlands, which is allowed to process subdivisions to 5 acre home-sites.
5. Electric and phone facilities are currently available in Calle De Companero and Saint Gallen Way, and can be easily extended to the subject parcel.
6. Water is only available by means of wells since these parcels are part of an isolated group of properties lying outside the Rancho California Water District, but adequate aquifers have been located, and drilled wells presently service the water needs of several residents on the adjacent parcels to the south. RCWD does have a hydrant at the current northern end of Calle De Companero.

7. Additional home-sites will result in additional tax revenues for the County, and will provide additional opportunities for more families to enjoy the enviable lifestyle unique to the La Cresta area.
8. The parcel is a natural extension of the 5-acre designations of the adjacent properties and deserves the opportunity to demonstrate that the responsible development can support much more than the current restriction of one (1) home-site per 20 acres. The checks and balances of the subdivision process can easily prevent irresponsible development and will force any owner to meet the same stringent requirements as enforced in the entire adjacent La Cresta area. No special treatment is requested; just the equal opportunity to show how these properties can be developed in compliance with County regulations and guidelines.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	57.12
Number of Parcels:	1
Sphere of Influence:	No
Policy Area:	No
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Open Space (OS)
Proposed Foundation Component:	Rural (R)
Existing General Plan Land Use:	Rural (RUR)
Proposed General Plan Land Use:	Rural Residential (RR)
<b>Surrounding General Plan Land Use</b>	
North:	Conservation Habitat (CH)
East:	Rural Mountainous (RM)
South:	Rural Residential (RR)
West:	Rural (RUR)
Existing Zoning Classification:	R-R (Rural – Residential)
Change of Zone Required:	Yes
<b>Surrounding Zoning Classification</b>	
North:	R-R (Rural – Residential)
East:	R-A-5 (Rural – Agricultural)
South:	R-R (Rural – Residential)
West:	R-R (Rural – Residential)



Existing Development and Use:	Vacant
<b>Surrounding Development and Use</b>	
North:	Vacant
East:	Single Family Residences and Vacant
South:	Single Family Residences
West:	Vacant

**Environmental Information:**

WRCMSHCP Criteria Cell:	The parcel for GPA01193 is not located within a Criteria Cell; therefore, this GPA will not be required to file a HANS application. If/when there is an implementing project, the site(s) will still need to show consistency 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 Land
Fire Hazard Area:	Very High
Fire Responsibility Area:	State Responsibility
Special Flood Hazard Area:	Yes – Northeastern corner of property lies within a RCFC flood plain
Liquefaction Area:	No
Subsidence Area:	No
Fault Line:	No
Fault Zone:	Not within a half-mile
<b>Paleontological Sensitivity:</b>	<b>Low Potential</b>

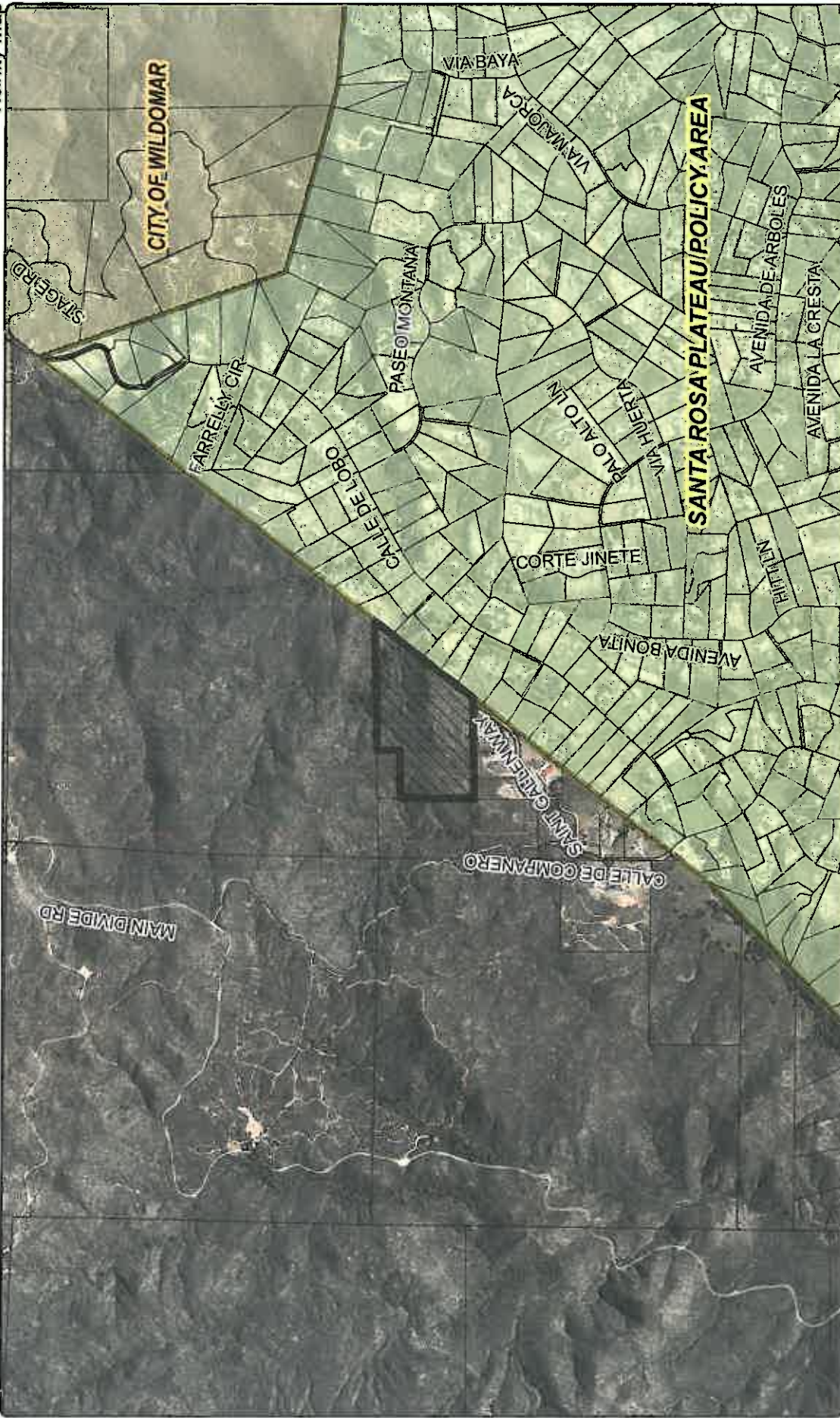
**Utility Information:**

Water Service:	No – (Wells) Rancho California Water District is the area service provider
Sewer Service:	No – (Septic) Rancho California Water District is the area service provider

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA01193**  
**VICINITY/POLICY AREAS**

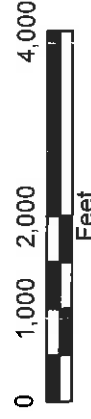
Supervisor: Jeffries  
 District 1

Date Drawn: 08/02/2016  
 Vicinity Map



Zoning Area: Cleveland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan, resulting in the first re-designation of unincorporated Riverside County areas. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3000 (Western County) or in Palm Desert at (760) 864-8277 (Eastern County) or Website: [www.riversidecounty.net](http://www.riversidecounty.net)

RIVERSIDE COUNTY PLANNING DEPARTMENT

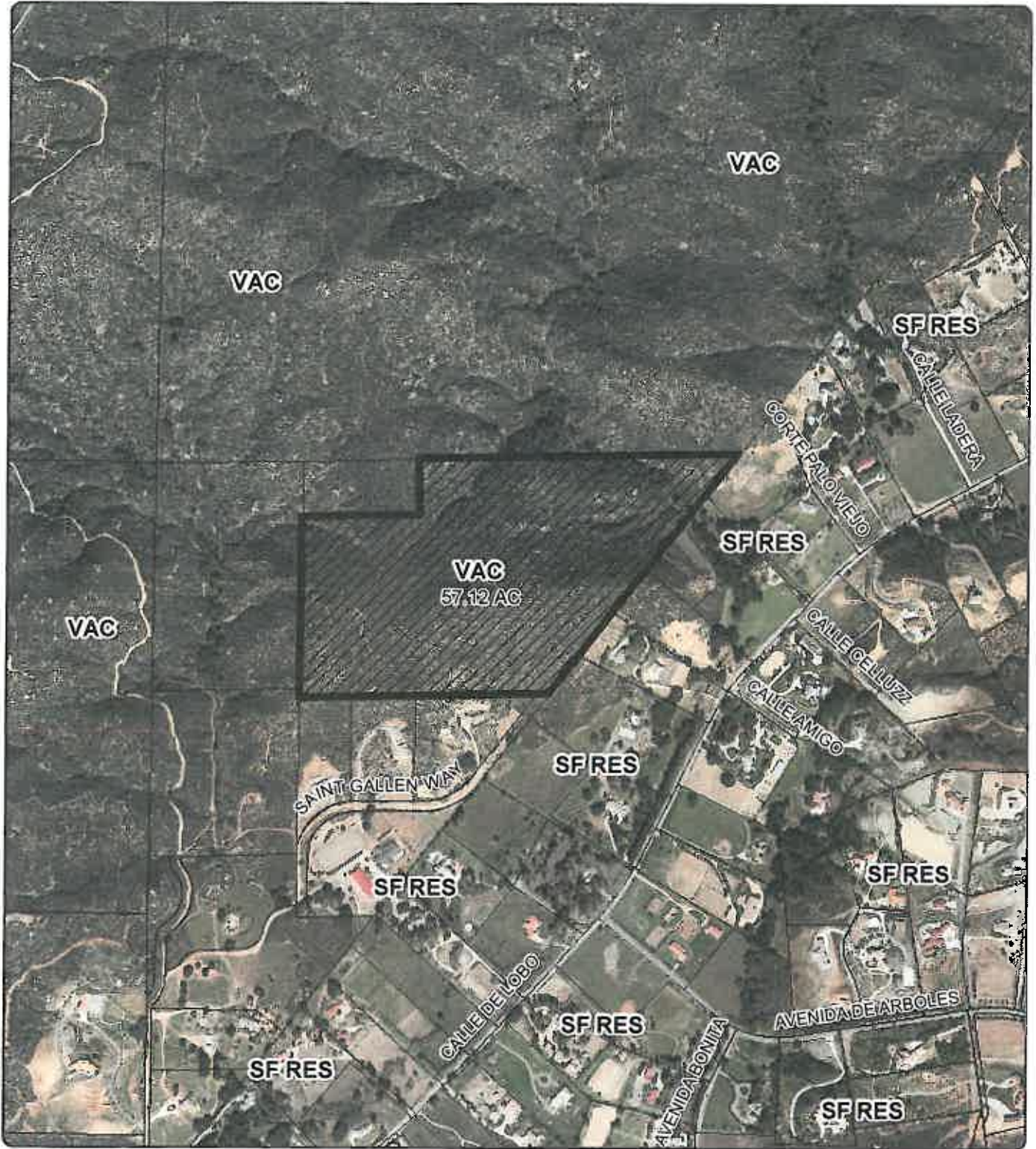
GPA01193

LAND USE

Supervisor: Jeffries  
District 1

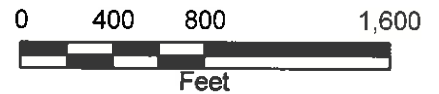
Date Drawn: 08/02/2016

Exhibit 1



Zoning Area: Cleveland

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.uslma.org>

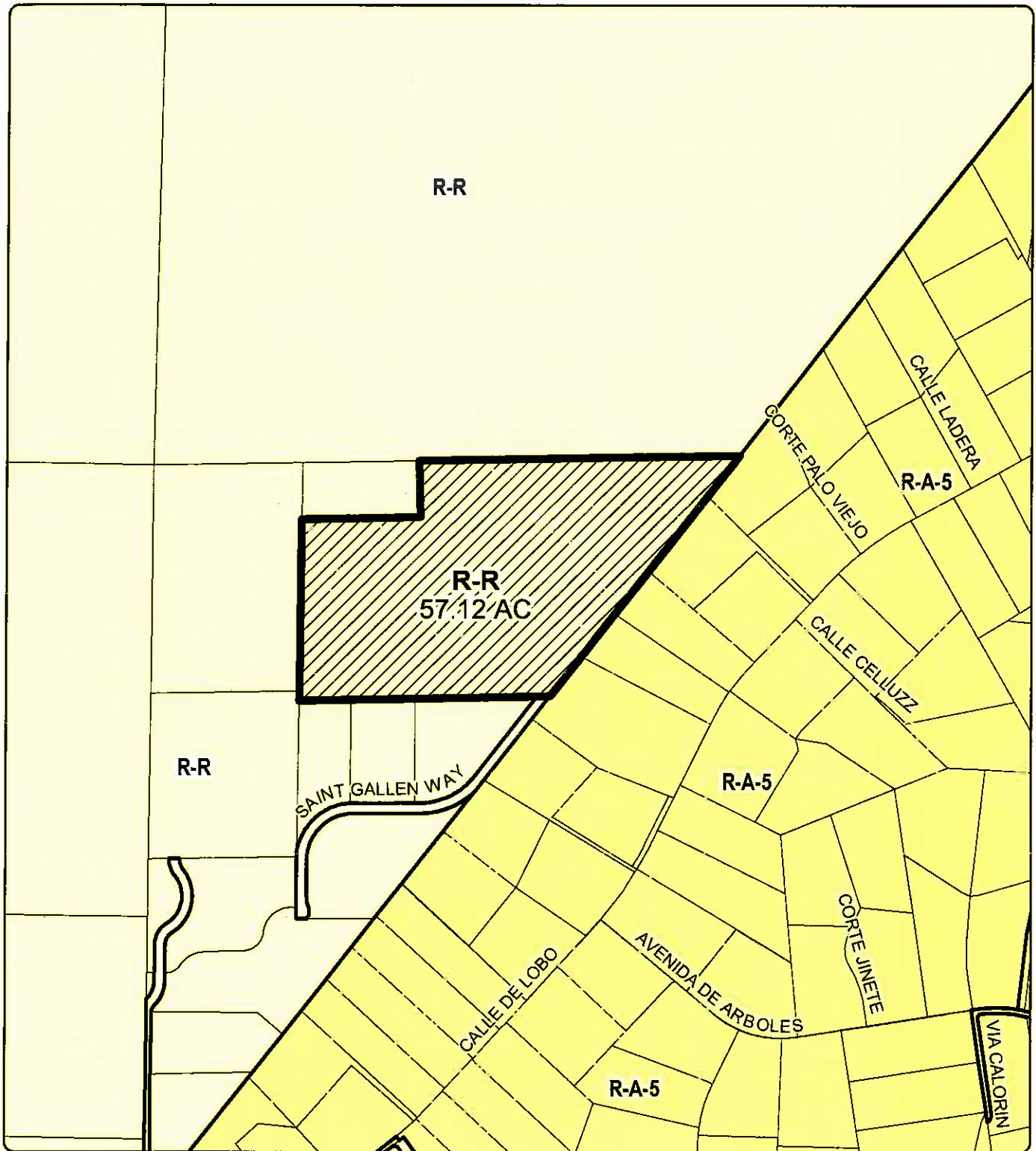
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01193

EXISTING ZONING

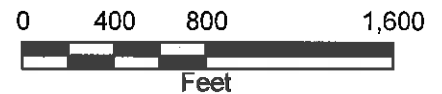
Supervisor: Jeffries  
District 1

Date Drawn: 08/02/2016  
Exhibit 2



Zoning Area: Cleveland

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.rctdms.org>

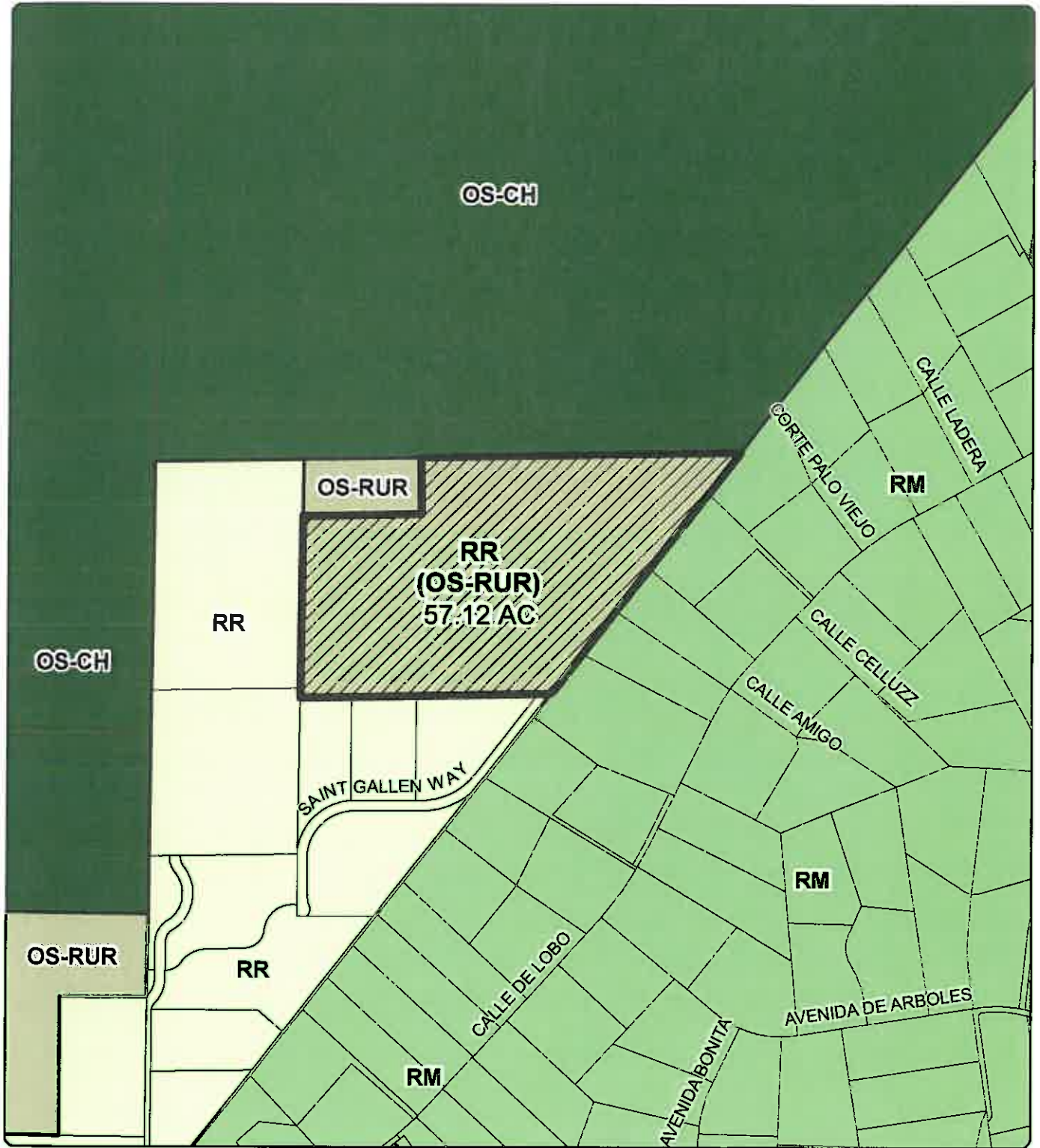
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01193

PROPOSED GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 08/02/2016  
Exhibit 6



Zoning Area: Cleveland

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2009, 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.ctdma.org>



CLEVELAND  
NATIONAL FOREST

APN: 901-100-003

ELSINORE AREA  
SOUTHWEST AREA

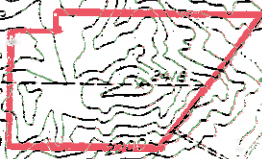
AVENIDA LA ORESTA

COPY OF SOUTHWEST AREA LAND USE PLAN  
RIVERSIDE COUNTY GENERAL PLAN

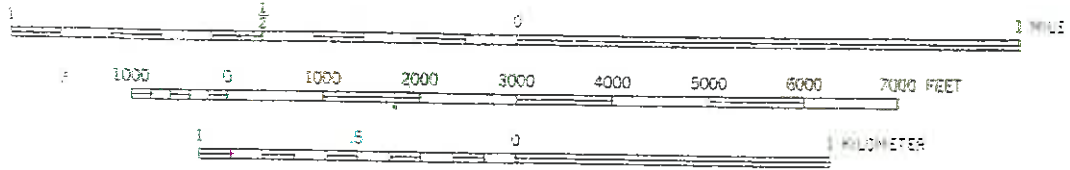




APN: 901-180-003  
7.72 Ac



(FALLBROOK)  
2550 IV NE  
SCALE 1:24000



**WILDOMAR, CALIF.**  
33117-E3-TF-024

1953  
PHOTOREVISED 1988  
DMA 2551 III SE-SERIES V895

CONTOUR INTERVAL 40 FEET  
DASHED LINES REPRESENT HALF-INTERVAL CONTOURS  
NATIONAL GEODETIC VERTICAL DATUM OF 1929



APN: 901-180-003

F441  
2,000

1,000

500

each equals 1,000 feet  
throughout Fluvio Nov. & Dec. 2004  
based by Barrios on 2/24/05



The County of Riverside assumes no warranty or liability responsibility for the information contained on this map. Data and information represented on this map is subject to update, including aerial and may not be complete or appropriate for all purposes. County GIS and other sources should be consulted for the most current information. See also map or maps for more.



SUBJECT PROPERTY (WRIGHT PROP.)

CALLE DE CAMPANERO TO BE  
EXTENDED THROUGH RIETSCH PROPERTY  
(APN's 901-180-001 & -004)

901180001  
901180004

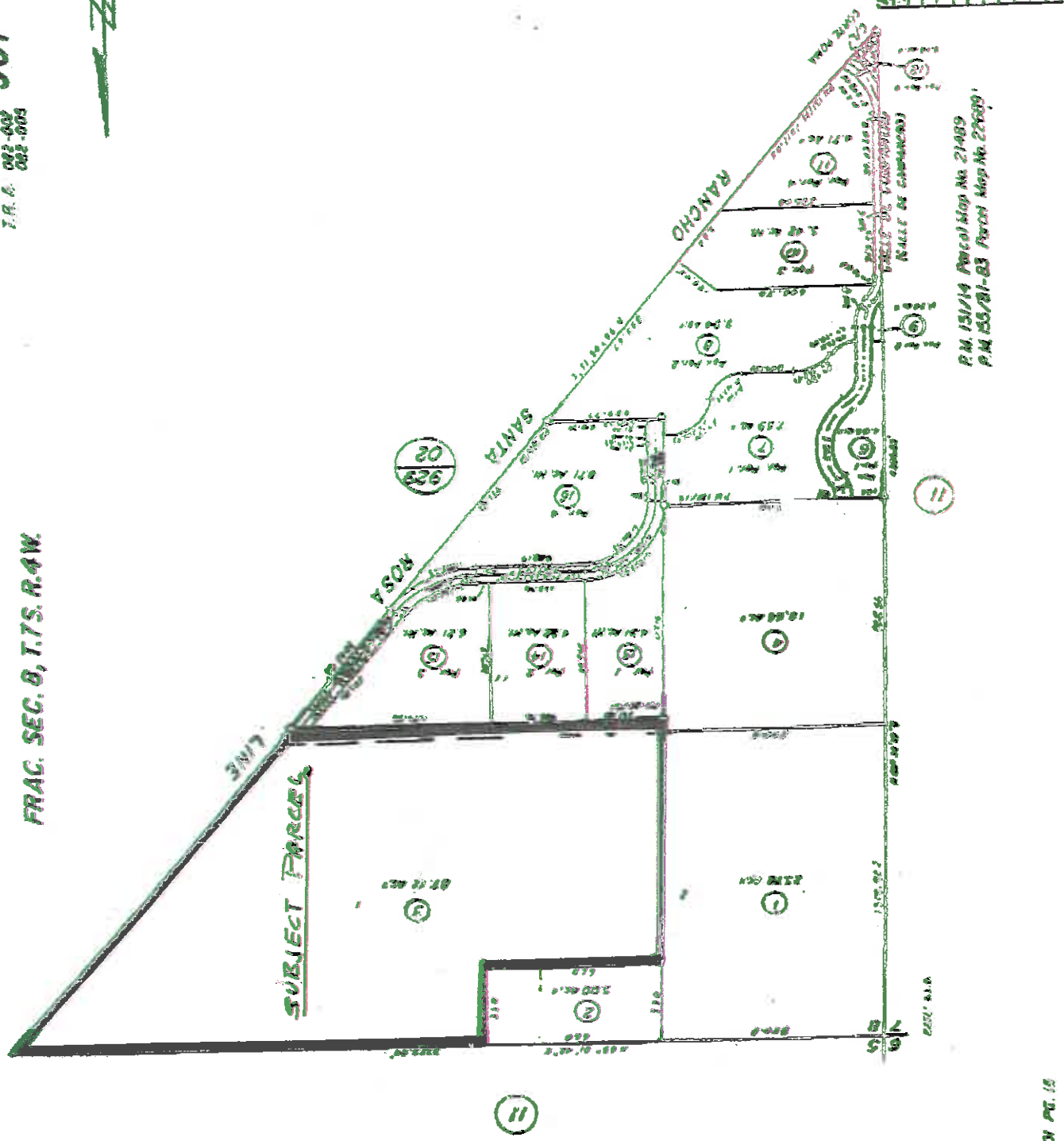
901180005

901180003

901-11  
901-10

T.R. 6 092-002  
092-004

FRAC. SEC. 8, T.7S. R.4W.




P.M. 151/14 Parcel Map No. 21469  
P.M. 55/71-83 Parcel Map No. 22609

ASSESSOR'S MAP EX. 501 PG. 15  
RIVERSIDE COUNTY, CALIF.



# 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 01193

**APPLICATION INFORMATION:**

Applicant Name: ED WRIGHT

Contact Person: \_\_\_\_\_ E-Mail: ednmora@sbcglobal.net

Mailing Address: 307 LEEANN LANE  
LEUCADIA CA 92024  
City State ZIP

Daytime Phone No: (760) 443-4645 Fax No: (\_\_\_\_) \_\_\_\_\_

Engineer/Representative Name: BRATENE CONSTRUCTION & ENGINEERING

Contact Person: OZ BRATENE E-Mail: brateneconst@prodigy.net

Mailing Address: 41625 ENTERPRISE CIRCLE SOUTH, #B-2  
TEMECULA CA 92590  
City State ZIP

Daytime Phone No: (951) 201-2542 Fax No: (\_\_\_\_) \_\_\_\_\_

Property Owner Name: EDWARD & NORA WRIGHT, TRUSTEES OF THE WRIGHT FAMILY TRUST

Contact Person: ED WRIGHT E-Mail: ednmora@sbcglobal.net

Mailing Address: 307 LEEANN LANE  
LEUCADIA CA 92024  
City State ZIP

Daytime Phone No: (760) 443-4645 Fax No: (\_\_\_\_) \_\_\_\_\_

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

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

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

WRIGHT EDWARD L TR  
PRINTED NAME OF PROPERTY OWNER(S)

Edward L Wright TR  
SIGNATURE OF PROPERTY OWNER(S)

WRIGHT, NORA L TR  
PRINTED NAME OF PROPERTY OWNER(S)

Nora L Wright TR  
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): 901-180-003

Approximate Gross Acreage: 57.12 Ac.

General location (nearby or cross streets): North of SAINT GALLEN WAY, South of CLEVELAND NAT'L FOREST East of CALLE DE CAMPANERO West of CALLE DE LOBO

Existing General Plan Foundation Component(s): OPEN SPACE

Proposed General Plan Foundation Component(s): RURAL

Existing General Plan Land Use Designation(s): RURAL (RUR) - 20 ac. min

Proposed General Plan Land Use Designation(s): RURAL RESIDENTIAL - 5 ac. min.

General Plan Policy Area(s) (if any): ELSINORE AREA

Existing Zoning Classification(s): R-R

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

THE PROPOSED GENERAL PLAN AMENDMENT IS TO RESTORE THE OPPORTUNITY TO CREATE 5-ACRE (MIN.) HOMESITES ON THIS 57 ACRE PARCEL, WITHIN THE CONSTRAINTS OF THE DEVELOPMENT PROCESS. THE REQUEST IS TO CHANGE FROM "OPEN SPACE/RURAL (20 ac. min.) TO "RURAL RESIDENTIAL (5 ac. min.)"

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	<u>SO. CALIF. EDISON</u>	<input checked="" type="checkbox"/>
Gas Company	<u>NONE</u>	<input checked="" type="checkbox"/>
Telephone Company	<u>FRONTIER</u>	<input checked="" type="checkbox"/>
Water Company/District	<u>RANCHO WATER</u>	<input checked="" type="checkbox"/>

**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	NONE		<input checked="" type="checkbox"/>

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

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Is the Foundation Component General Plan Amendment located within any of the following watersheds?

- Santa Ana River/San Jacinto Valley
- SAN JUAN
- 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\\_View/Custom/disclaimer/Default.htm](http://webintprod.agency.tlma.co.riverside.ca.us/MMC_View/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 6/01/16

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



## II. JUSTIFICATION FOR AMENDMENT – Parcel: 901-180-003

This property represents a significant investment by the owner under an understanding that residential development could be pursued with possibly 5-acre minimum homesites, as we understand was the case prior to the current General Plan Designation.

The following reasons are listed as arguments in favor of amending the General Plan Designation to restore the opportunity to prove that 5-acre minimum lot size development is feasible in a responsible manner:

1. Properties immediately adjacent to the south and west are currently designated as Rural-RR (5-acre minimum), and properties immediately to the east are currently zoned R-A-5 (5-acre minimum).
2. The 5-acre minimum designation is consistent with the entire La Cresta area, which is the community to which these properties are really connected, even though that area is across the Area Boundary in the Southwest Area Land Use Plan.
3. Access is available to the parcel via Saint Gallen Way, and will be available via Calle De Campanero, as committed by Mr. Kurt Rietsch, owner of the westerly adjacent property. Both property owners are eager to develop a joint circulating road system to satisfy typical Fire Department concerns. Owner Rietsch also owns the adjacent parcel (APN 901-180-004) which is at the current northern terminus of Calle De Campanero, and he will dedicate right-of-way through that property to access the subject parcel.
4. The terrain of the subject parcel is essentially the same, or gentler, as the terrain of the adjacent parcels, APN 901-180-001 & -004, which are currently designated RUR-RR (5-acre minimum). In addition, this terrain is very similar, arguably gentler, than the terrain of the recently developed La Cresta Highlands, which is allowed to process subdivisions to 5-acre home-sites.
5. Electric and phone facilities are currently available in Calle De Campanero and Saint Gallen Way, and can easily be extended to the subject parcel.
6. Water is only available by means of wells since these parcels are part of an isolated group of properties lying outside the Rancho California Water District, but adequate aquifers have been located, and drilled wells presently service the water needs of several residents on the adjacent parcels to the south. RCWD does have a hydrant at the current northern end of Calle De Campanero.
7. Additional home-sites will result in additional tax revenues for the County, and will provide additional opportunities for more families to enjoy the enviable lifestyle unique to the La Cresta area.
8. This parcel is a natural extension of the 5-acre designations of the adjacent properties and deserve the opportunity to demonstrate that responsible development can support much more than the current restriction of one (1) home-site per 20 acres. The checks and balances of the subdivision process can easily prevent irresponsible development and will force any owner to meet the same stringent requirements as enforced in the entire adjacent La Cresta area. No special treatment is requested, just the equal opportunity to show how these properties can be developed in compliance with County regulations and guidelines.



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

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**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 Conflict.*

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**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:

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

## NOTICE OF PUBLIC MEETING

**A PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1193 (Foundation and Entitlement/Policy)** – APPLICANT: Edward L. Wright – ENGINEER/REPRESENTATIVE: Bratene Construction & Engineering – First Supervisorial District – Elsinore Area Plan – Cleveland Zoning Area – ZONE: Rural Residential (R-R) – LOCATION: Generally located north of Saint Gallen Way, west of Calle De Lobo, south of Cleveland National Forest, and east of Calle De Companero – PROJECT SIZE: 57.12 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Rural (R) and amend its Land Use Designation from Rural (RUR) to Rural Residential (RR), on one parcel, totaling 57.12 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 901-180-003.

**TIME OF MEETING:** 1:00pm (or as soon as possible thereafter)  
**DATE OF MEETING:** Thursday, August 18, 2016  
**PLACE OF MEETING:** Riverside County Flood Control  
1995 Market Street  
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at: <http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**


RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409





Agenda Item No.: 2 - 10  
Area Plan: Lake Mathews/Woodcrest  
Supervisory District: First  
Project Planner: John Earle Hildebrand III

General Plan Amendment No. 1196  
Property Owner: Multiple Owners  
Applicant: Jeff Chung  
Engineer/Representative: Albert Webb Assoc.

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1196 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) (1 acre minimum) to Low Density Residential (LDR) (½ acre minimum) and Medium Density Residential (MDR) (2 – 5 du/ac), on 14 parcels, totaling 238.5 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

**LOCATION:** Generally located south of Markham Street, east of Wood Road, west of Luck Lane, and north of Cajalco Road.

**PROJECT APNs:** 321-090-004, 321-090-007, 321-090-008, 321-090-009, 321-090-026, 321-090-052, 321-100-005, 321-100-011, 321-100-012, 321-100-013, 321-100-014, 321-310-013, 321-320-001, 321-320-002.

**GENERAL PLAN INITIATION PROCESS (GPIP):** Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

**JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED:** 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. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information

describing a new condition or circumstance provided by the applicant, which is included as an attachment to this report.

**GENERAL PLAN ADVISORY COMMITTEE ACTION:** This application was considered by the General Plan Advisory Committee (“GPAC”) during a public meeting on August 18, 2016 and was recommended for initiation to the Planning Commission by a majority, and there were two abstentions.

During the GPAC meeting, staff provide a brief history of the project site, explaining that Foundation Component Amendments GPA01006, GPA01007, and GPA01016 were previously submitted during the 2008 FGPA cycle, which requested a similar change from VLDR to LDR, across the same properties. However, these three GPA applications were not completed during the previous cycle, which resulted in abandonment and a subsequent resubmittal during the 2016 cycle.

The applicant spoke on behalf of the project explaining the concept for development to include larger lots on the exterior to provide a transition/buffer to a denser development towards the middle. Furthermore, the Citrus Hill High School has been constructed to the northwest of the project site, creating a new demand for additional housing in the area.

**PROJECT SITE INFORMATION:**

- |   |  |
|---|--|
| 1. Existing Foundation Component:         | Rural Community (RC)   |
| 2. Proposed Foundation Component:         | Community Development (CD)   |
| 3. Existing General Plan Designation:     | Very Low Density Residential (VLDR)  |
| 4. Proposed General Plan Designation:     | Low Density Residential (LDR) and Medium Density Residential (MDR)   |
| 5. Surrounding General Plan Designations: | North, East, and West - Very Low Density Residential (VLDR); South – Very Low Density Residential (VLDR) and Low Density Residential (LDR) |
| 6. Existing Zoning Classification:        | A-1-1 (Light Agriculture) and R-A-1 (Residential Agriculture)  |
| 7. Surrounding Zoning Classifications:    | North – A-1 (Light Agriculture); East, West, and South – R-A-1 (Residential Agriculture)   |
| 8. Existing Land Use:                     | Vacant Land  |
| 9. Surrounding Land Uses:                 | Residential, Vacant Land, and Citrus Hills High School   |
| 10. Project Size (Gross Acres):           | 238.5  |

**RECOMMENDATION:** Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1196 and seeks comments from the Planning Commission on the amendment which will be provided to the Board of Supervisors. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
  - a. MSHCP criteria cell or conservation boundary; or
  - b. A special flood hazard area; or
  - c. A fire hazard area; or
  - d. A fire responsibility area; or
  - e. A half-mile of a fault line or fault zone.
3. The project site is located within:
  - a. The City of Riverside sphere of influence; and
  - b. March Air Reserve airport influence area; and
  - c. Woodcrest 5 agricultural preserve; and
  - d. Areas of farmland importance.



**GENERAL PLAN AMENDMENT COMMITTEE  
MINUTE ORDER  
AUGUST 18, 2016**

**I. AGENDA ITEM 3.10**

**GENERAL PLAN AMENDMENT NO. 1196 (Foundation and Entitlement/Policy) –**

APPLICANT: Jeff Chung – ENGINEER/REPRESENTATIVE: Albert A Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cajalco Wood – LOCATION: South of Markham Street, east of Wood Road, west of Luck Lane, and north of Cajalco Road – PROJECT SIZE: 238.5 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 Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Medium Density Residential, on 14 parcels, totaling 238.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 321-090-004, 321-090-007 321-090-008, 321-090-009, 321-090-026, 321-090-052, 321-100-005, 321-100-011, 321-100-012, 321-100-013, 321-100-014, 321-310-013, 321-320-001, and 321-320-002.

**II. GPAC ACTION:**

Motion by Ms. Kuenzi

Second by Mr. Roos

Ms. Trover, Ms. Melvin abstained.

Mr. Gutierrez, Mr. Rosenthal, Ms. Martin were absent.

Members voted to move forward.

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).



## NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1196 (Foundation and Entitlement/Policy)** – APPLICANT: Jeff Chung – ENGINEER/REPRESENTATIVE: Albert A Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cajalco Wood – LOCATION: South of Markham Street, east of Wood Road, west of Luck Lane, and north of Cajalco Road – PROJECT SIZE: 238.5 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 Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Medium Density Residential (MDR), on 14 parcels, totaling 238.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 321-090-004, 321-090-007, 321-090-008, 321-090-009, 321-090-026, 321-090-052, 321-100-005, 321-100-011, 321-100-012, 321-100-013, 321-100-014, 321-310-013, 321-320-001, and 321-320-002.

**TIME OF MEETING:** 9:00am (or as soon as possible thereafter)  
**DATE OF MEETING:** **Wednesday, October 19, 2016**  
**PLACE OF MEETING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed project may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the Planning Commission, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Earle Hildebrand III  
P.O. Box 1409, Riverside, CA 92502-1409





# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 18, 2016

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**Foundation GPA No.:** 1196  
**Supervisorial District:** First  
**Area Plan:** Lake Mathews/Woodcrest  
**Zoning Area/District:** Mead Valley District  
**Property Owner(s):** Under multiple owners  
**Project Representative(s):** Albert A. Webb Associates

---

**PROJECT DESCRIPTION:** 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 Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Medium Density Residential (MDR), on 14 parcels, totaling 238.5 gross acres.

**LOCATION:** Generally located South of Markham Street, east of Wood Road, west of Luck Lane, and north of Cajalco Road

**PROJECT APNs:** 321-090-004, 321-090-007, 321-090-008, 321-090-009, 321-090-026, 321-090-052, 321-100-005, 321-100-011, 321-100-012, 321-100-013, 321-100-014, 321-310-013, 321-320-001, 321-320-002.



Figure 1: Project Location Map

**PROJECT DETAILS:** This General Plan Amendment Application is a proposal to amend the site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Medium Density Residential (MDR), on 14 parcels, totaling 238.5 gross acres. This application does not include an accompanying implementing project.

Foundation Component Amendments GPA01006, GPA01007, and GPA01016 were previously submitted during the 2008 FGPA cycle, requesting a similar change from VLDR to LDR, across the same properties. However, these GPA applications were not completed during the previous cycle, which resulted in abandonment and a subsequent resubmittal during the 2016 cycle.

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:** See accompanying documents included with this staff report package.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	238.5
Number of Parcels:	14
Sphere of Influence:	Yes – City of Riverside
Policy Area:	No
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Rural Community (RC)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use:	Low Density Residential (LDR)
<b>Surrounding General Plan Land Use</b>	
North:	Very Low Density Residential (VLDR)
East:	Very Low Density Residential (VLDR)
South:	Very Low Density Residential (VLDR) and Low Density Residential (LDR)
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	A-1-1 (Light Agriculture) and R-A-1 (Residential Agriculture)
Change of Zone Required:	Yes
<b>Surrounding Zoning Classification</b>	
North:	A-1 (Light Agriculture)
East:	R-A-1 (Residential Agricultural)

South:	R-A-1 (Residential Agricultural)
West:	R-A-1 (Residential Agricultural)
Existing Development and Use:	Vacant Land
<b>Surrounding Development and Use</b>	
North:	Citrus Hills High School and Residential
East:	Residential
South:	Residential and Vacant Land
West:	Residential

**Environmental Information:**

WRMSHCP Criteria Cell:	The parcels for GPA01196 are not located in a criteria cell; therefore, this GPA will not be 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"):	March Air Reserve Base
Agricultural Preserve:	Yes – Woodcrest 5
Farmland Importance:	Prime Farmland, Statewide Importance, Local Importance, Unique Farmland, Other Lands, and Urban-Built Up Land
Fire Hazard Area:	No
Fire Responsibility Area:	No
Special Flood Hazard Area:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Line:	Not within one-half mile of a Fault Line
Fault Zone:	Not within one-half mile of a Fault Zone
Paleontological Sensitivity:	Low Potential

**Utility Information:**

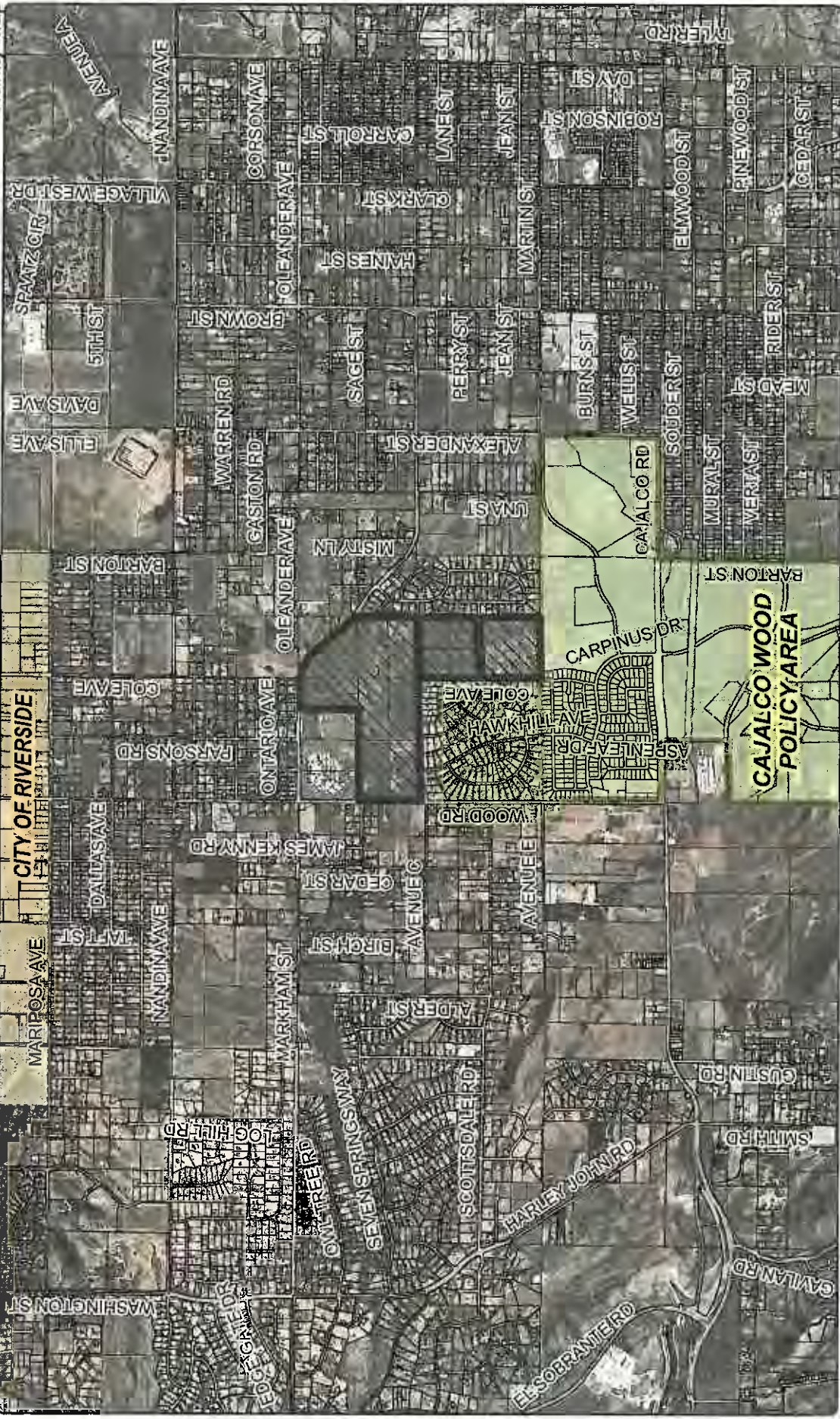
Water Service:	No (verify closest location). Area service provided by Western Municipal Water District
Sewer Service:	No (verify closest location). Area service provided by Western Municipal Water District

# RIVERSIDE COUNTY PLANNING DEPARTMENT GPA01196

## VICINITY/POLICY AREAS

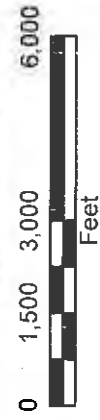
Supervisor: Jeffries  
District 1

Date Drawn: 08/04/2016  
Vicinity Map



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 1, 2003, the County of Riverside adopted a Local General Plan, providing the land use designations for unincorporated Riverside County. The County of Riverside is not responsible for the accuracy of the information shown on this map. For more information, please contact the Riverside County Planning Department office in Riverside at (951) 955-2000 (Riverside County) or in San Bern at (760) 342-7777 (Essex County) or Website: <http://www.riverside.ca.gov>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01196

### LAND USE

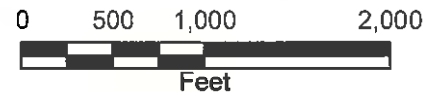
Supervisor: Jeffries  
District 1

Date Drawn: 08/04/2016  
Exhibit 1



Zoning Dist: Mead Valley

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)865-8277 (Eastern County) or Website <http://planning.rctma.org>





RIVERSIDE COUNTY PLANNING DEPARTMENT

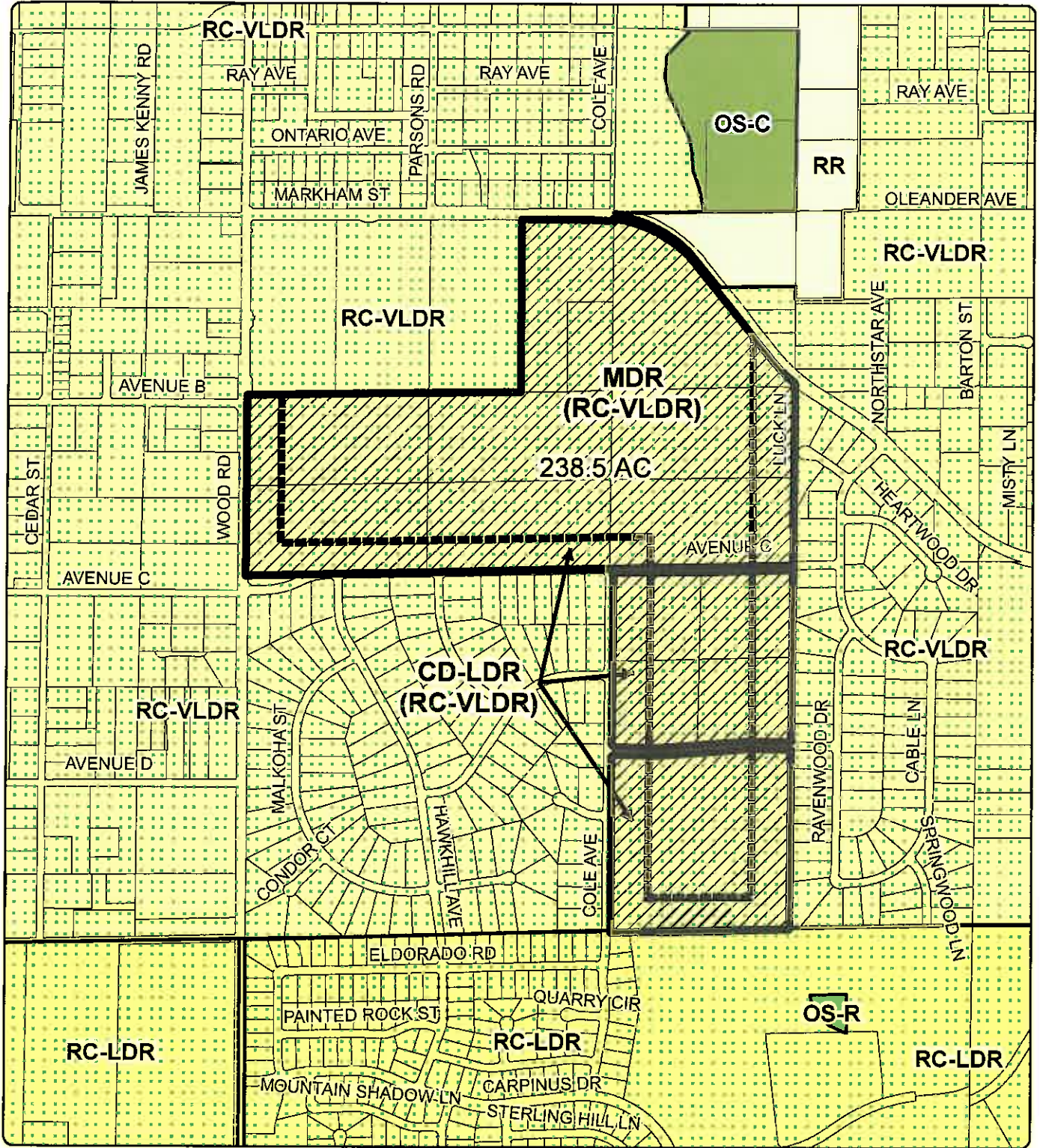
GPA01196

PROPOSED GENERAL PLAN

Supervisor: Jeffries  
District 1

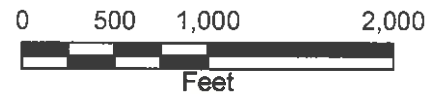
Date Drawn: 08/04/2016

Exhibit 6



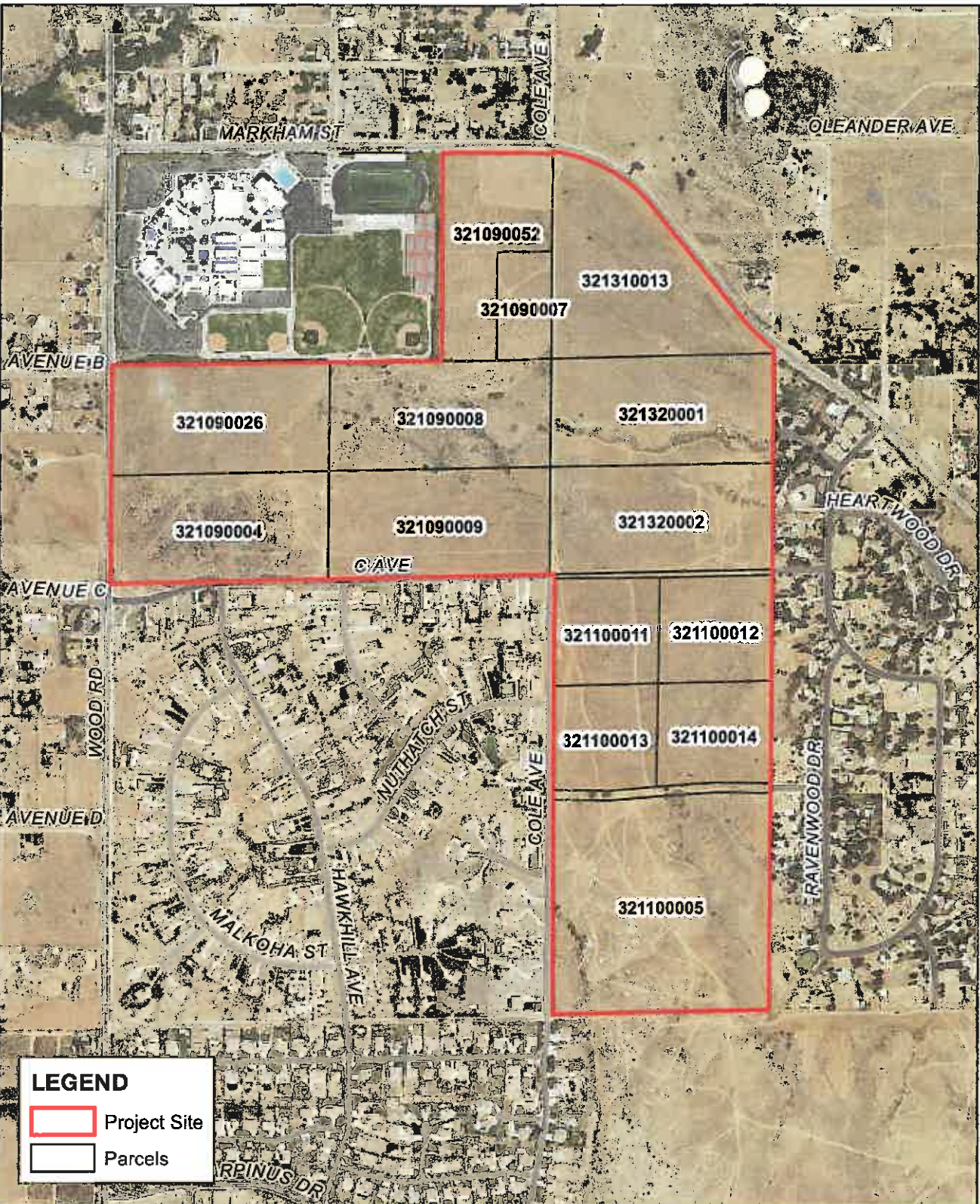
Zoning Dist: Mead Valley

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G:\Proposals\FORMAL PROPOSALS\Walton Realty\011245 GPA\_JTM32822\_TTM34713\FCPA Applications\GPA 1006 1007 1016\GIS\APN\_Map.mxd; Map created 25 May 2016



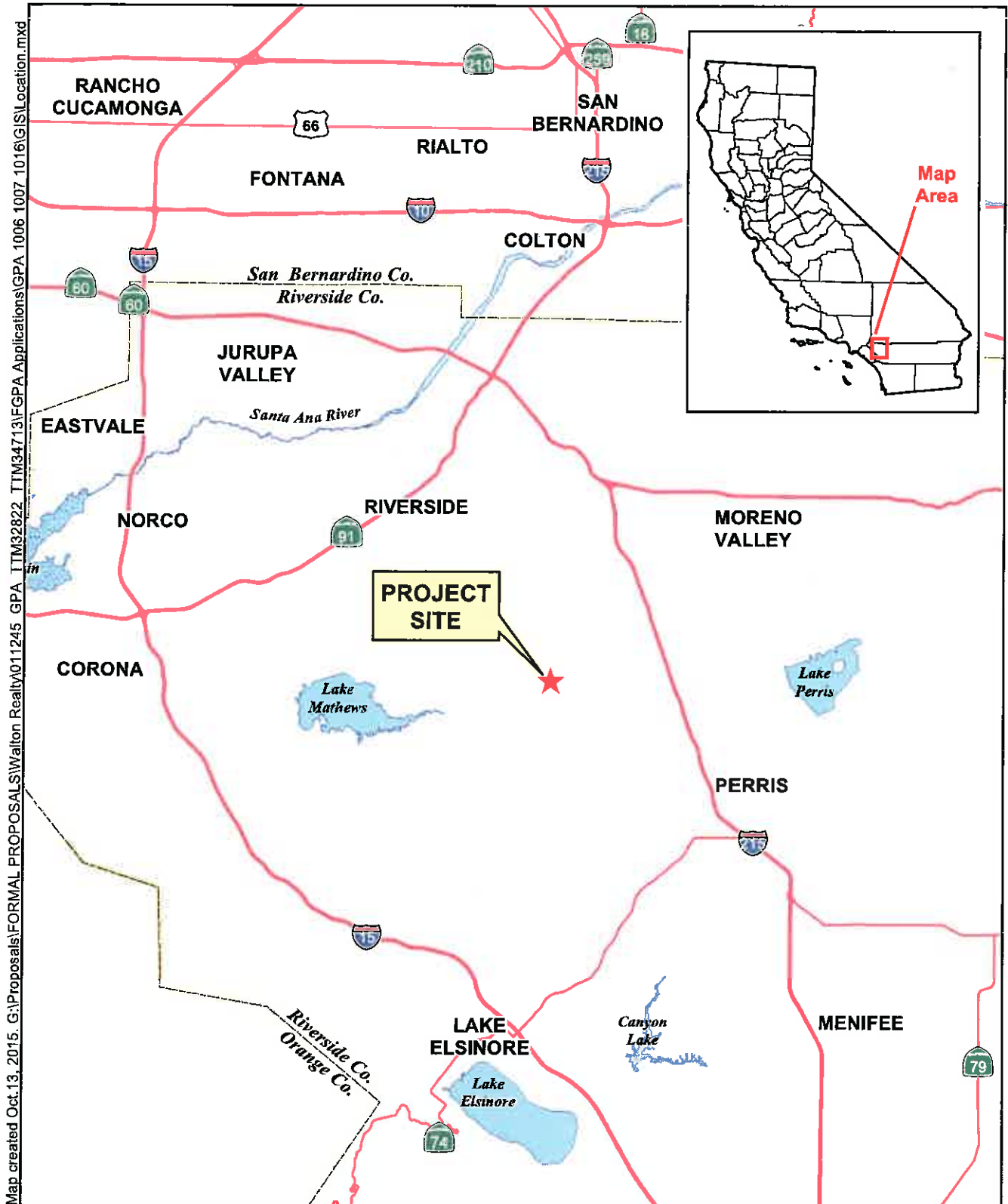
**LEGEND**

- Project Site
- Parcels

Source: Riverside Co. GIS, 2016; USDA NAIP, 2014.

**Figure 1 - APN Map**  
FGPA 1006, 1007 and 1016



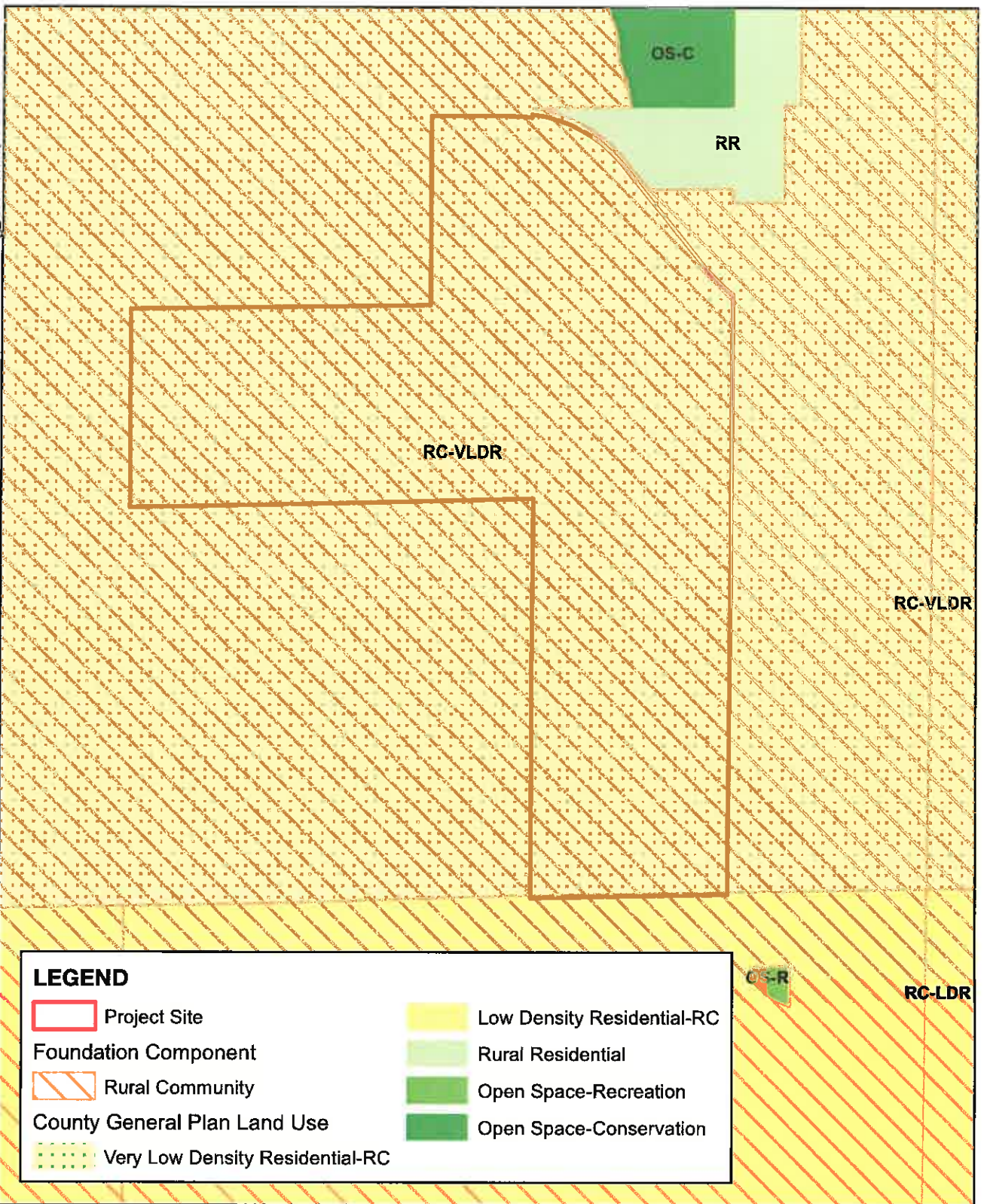


Source: County of Riverside GIS, 2016







**Figure 2 – Location Map**  
FGPA 1006, 1007 and 1016



G:\Proposals\FORMAL PROPOSALS\Walton Realty\011245\_GPA\_ITM32822\_ITM34713\FCPA Applications\GPA 1006 1007 1016\GIS\Existing\_GPLU.mxd



**LEGEND**

-  Project Site
-  Foundation Component
-  Rural Community
-  County General Plan Land Use
-  Very Low Density Residential-RC
-  Low Density Residential-RC
-  Rural Residential
-  Open Space-Recreation
-  Open Space-Conservation

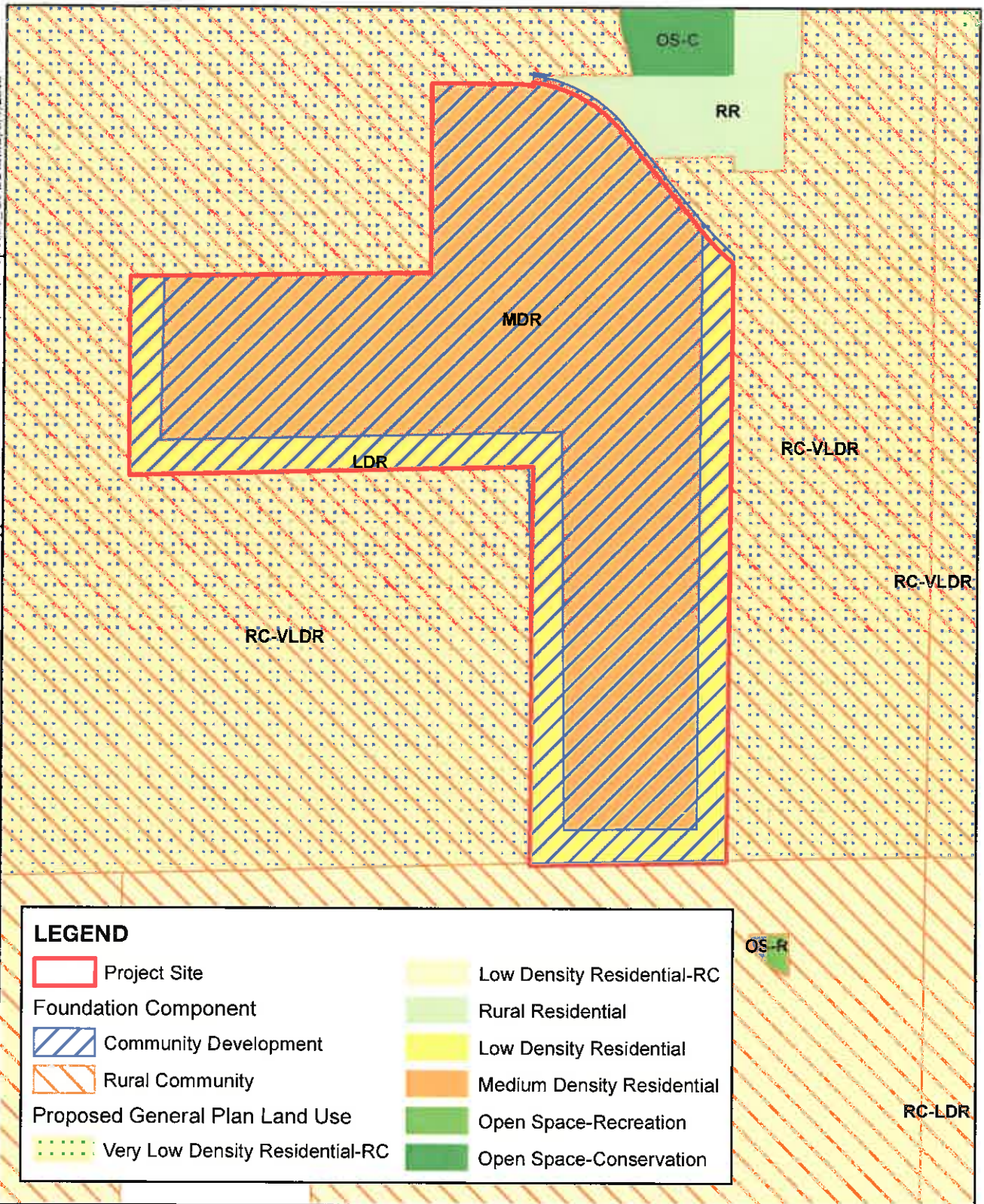
Source: Riverside County General Plan approved Oct. 2003, as amended through Nov. 2015.

**Figure 3 - Existing Foundation Component and General Plan Land Use Map**

FGPA 1006, 1007 and 1016



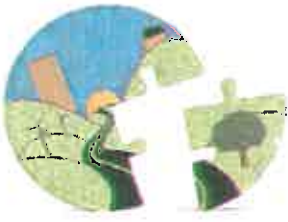
G:\Proposals\FORMAL PROPOSALS\Walton Realty\1011245\_GPA\_TTM32822\_TTM34713\FGPA Applications\GPA\_1006\_1007\_1016\GIS\Proposed\_GPLU.mxd, 8/9/2016



**Figure 4 - Proposed Foundation Component and General Plan Land Use Map**

FGPA 1006, 1007 and 1016





# 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 01196

#### APPLICATION INFORMATION:

Applicant Name: Jeff Chung

Contact Person: Jeff Chung

E-Mail: jefchung@gmail.com

Mailing Address: 19057 Colima Road

Rowland Heights  
City

CA  
Street  
State

91748  
ZIP

Daytime Phone No: ( 626 ) 854-2888

Fax No: ( 626 ) 854-2895

Engineer/Representative Name: Albert A Webb Associates

Contact Person: Sandy Chandler

E-Mail: sandy.chandler@webbassociates.com

Mailing Address: 3788 McCray Street

Riverside  
City

CA  
Street  
State

92506  
ZIP

Daytime Phone No: ( 951 ) 686-1070

Fax No: ( 951 ) 788-1256

Property Owner Name: Please see attachment for property owners

Contact Person: \_\_\_\_\_

E-Mail: I

Mailing Address: \_\_\_\_\_

Street

City

State

ZIP

Daytime Phone No: ( \_\_\_\_\_ ) \_\_\_\_\_

Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**Property Owners**

Document	APN	PROPERTY OWNER	Signers-Signature Authorization Document
Preliminary Title Report Revised Date March 4, 2016	321-090-004 321-090-007 321-090-008 321-090-009 321-090-026 321-090-052	LCY Investment LLC 55% STAJ Group LLC 30% Western Estates, LLC 10% Lucky Family LP 5%	Vincent W. Liang-Operating Agreement Hsueh Li Cheng-Articles of Organization Mei Lung Wen & Hong Ming Wen-Operating Agreement Gary Liao-Limited Partnership Agreement
Grant Deed DOC#2007-0560575	321-100-005	Daniel Chia-Jan Lin & Shu May Chang Lin as trustees of the Lin Family Declaration of Trust- 25% Jade Peak Investments, LLC- 15% Wengou Qi, A Single Woman-12.5% Mei Lung Wen, Trustee-Ever Family Trust - 12.5% Honlin Enterprise, LLC - 12.5% Ron An Wang- Single Mar-10%	Shu May Chang Lin-Trust Agreement (Daniel Lin is deceased-see Affidavit of Death of Trustee)  Shu-May C. Lin-Articles of Organization Wengou Qi Mei Lung Wen-Certification of Trust George Hon-Corporate Resolution Ron An Wang
Grant Deed DOC# 2006-0862764	321-100-011 321-100-012 321-100-013 321-100-014 321-310-013 321-320-001 321-320-002	Hsiu I. Shen & Su Chin Lin Shen, Trustees of the Shen Family Trust-55% Oceania, LLC-45%	Hsiu I. Shen & Su Chin Lin Shen-Certification of Trust  Hsiu I Shen-Corporate Resolution

**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.)

Vincent Liang / LCY  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.



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


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<p>STAJ Group LLC by Hsueh Li Cheng (manager)</p>	<p> (manager)</p>
<p><u>PRINTED NAME OF PROPERTY OWNER(S)</u></p>	<p><u>SIGNATURE OF PROPERTY OWNER(S)</u></p>
<p><u>PRINTED NAME OF PROPERTY OWNER(S)</u></p>	<p><u>SIGNATURE OF PROPERTY OWNER(S)</u></p>

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GENERAL PLAN**

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Western Estates, LLC, Mei Lung Wen Manager  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
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Western Estates, LLC, Hong Ming Wen Manager

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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GENERAL PLAN**

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GARY J. LIAON  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

General Partner of Luddy Family LP  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

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<u>L/N Family Declaration of Trust</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	<u>[Signature]</u> <small>SIGNATURE OF PROPERTY OWNER(S)</small>
<u>Tade Peak Inv. LLC</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	<u>[Signature]</u> <small>SIGNATURE OF PROPERTY OWNER(S)</small>

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

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WEN GON LI  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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Mc. Long Way  
Trustee, Ever Family Trust

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)



\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

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George Hon  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

Jack Error  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

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RON AN WANG

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)



\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
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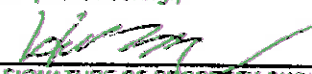
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<u>HSIU I. SHEN</u> PRINTED NAME OF PROPERTY OWNER(S)	 SIGNATURE OF PROPERTY OWNER(S)
<u>Trustee of Shen Family Trust &amp; Company LLC</u> PRINTED NAME OF PROPERTY OWNER(S)	 SIGNATURE OF PROPERTY OWNER(S)

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*Ti Chang Chen*

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

*Ti Chang Chen*

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:** 321-090-004, 321-090-007, 321-090-008, 321-090-009, 321-090-026, 321-090-052, 321-100-005, 321-100-011, 321-100-012, 321-100-013, 321-100-014, 321-310-013, 321-320-001, 321-320-002

Assessor's Parcel Number(s): 321-100-014, 321-310-013, 321-320-001, 321-320-002

Approximate Gross Acreage: 238.5 *Not parcel in report*

General location (nearby or cross streets): North of Avenue E, South of Markham Street, East of Wood Road, West of Luck Lane

Existing General Plan Foundation Component(s): Rural Community (RC)

Proposed General Plan Foundation Component(s): Community Development (CD)

Existing General Plan Land Use Designation(s): Rural Community - Very Low Density Residential (RC-VLDR)

Proposed General Plan Land Use Designation(s): Low Density Residential (LDR)

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

Existing Zoning Classification(s): A-1-1 & R-A-1

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

The Project Proponent proposes to change the project site from a Foundation Component of Rural Community with a General Plan Land Use (GPLU) of Very Low Density Residential to the Foundation Component Of Community Development with a GPLU of Low Density Residential. Project site is not within the boundaries of a City, but is located within the City of Riverside Sphere of Influence.

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

If yes, provide Application No(s). Please see attachment

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) Please see attachment EIR No. (if applicable): None

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): Please see attachment

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	
		Yes	No
Electric Company	Southern California Edison		X
Gas Company	Southern California Gas Company		X
Telephone Company	AT&T		X
Water Company/District	Western Municipal Water District		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 Western Municipal Water District			X

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

To be determined at a later date.

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\\_View/Custom/disclaimer/Default.htm](http://webintprod.agency.tlma.co.riverside.ca.us/MMC_View/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) *[Signature]* Date 6/1/16  
 Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS WASTE SITE DISCLOSURE:**

SITE NUMBER	SITE NAME	SITE LOCATION	SITE TYPE	CURRENT STATUS
33010041	CITRUS HILL HIGH SCHOOL	18150 WOOD RD, PERRIS, CA 92570	SCHOOL INVESTIGATION	NO FURTHER INVESTIGATION
33010086	BOULDER SPRINGS ELEMENTARY SCHOOL	MARTIN STREET/CARPINUS DRIVE, PERRIS, CA 92570	SCHOOL INVESTIGATION	NO ACTION REQUIRED







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

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**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.

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**NOTES:**

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

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
  - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. This completed application form, along with the requisite filing fees, are required to file an application with the County of Riverside Planning Department.

## II. General Plan Foundation Component Amendment Justification to the Riverside General Plan

### Property:

<b>Assessor Parcel Number(s):</b>	321-090-004, -007, -008, -009, -026, -052, 321-100-005, -011, -012-, 013, -014, 321-310-013, 321-320-001, and -002
<b>Acreage:</b>	238.5 Acres
<b>Location:</b>	N of Avenue E, S of Markham St., E of Wood Rd., and W of Luck Ln. in Riverside County
<b>Area Plan (RCIP):</b>	Lake Mathews/Woodcrest
<b>Existing GP Land Use Designation:</b>	Very Low Density Residential
<b>Existing GP Foundation Component:</b>	Rural Community
<b>Proposed Land Use Designation:</b>	Low Density Residential/Medium Density Residential
<b>Proposed GP Foundation Component:</b>	Community Development

### Foundation Amendment Findings:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings", evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. A Foundation Amendment must make the Required Findings (a. and b. below), as well as one or more of the subsequent findings outlined therein. We submit for the County's consideration justification for the two required findings, and one of the subsequent findings:

#### Required Findings

**a. The foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.**

#### New Conditions/Circumstances:

*It is important to note that this project previously underwent the General Plan Amendment Initiation Process (GPIP) under three applications, GPA's 1006, 1007 and 1016. The staff recommended that changing GPA 1006 General Plan Foundation and Land Use Designation from Rural Community: Very Low Residential to Community Development: Low Density Residential would not be appropriate, but staff commented that adoption of an order initiating proceedings as modified by staff would be appropriate. The staff also*

*recommended that changing GPA 1007 General Plan Foundation and Land Use Designation from Rural Community: Very Low Residential to Community Development: Low Density Residential would not be appropriate. The staff also recommended that Changing GPA 1016 from Rural Community: Very Low Residential to Community Development: Low Density Residential would be appropriate. Subsequently, all three GPA's were abandoned.*

*The project site is surrounded by Rural: Rural Residential and Rural Community: Very Low Density Residential to the north, east and west; and Rural Community: Low Density to the south. West of Wood Road lies the 1979 adopted the Republic Development Specific Plan (SP # 127) and the 1988 adopted Woodcrest Country Club Specific (SP # 224). Both specific plans included large sized lots that ranged from 1-acre to 10-acres. Furthermore, southwest of the project site, within Tract 25102, are minimum 1-acre lot sizes. Lastly, immediately to the south of the project site lies the amended 1988 Boulder Springs Specific Plan (SP #229). Boulder Springs Specific Plan included 1,321 residential and equestrian estate lots, ranging from 12,000 to 20,000 square foot lot sizes.*

*As stated above, the project site currently has a Foundation Component designation of Rural Community and a Land Use Designation of Very Low Density Residential and is proposing to amend this to a Foundation Component of Community Development with a Land Use Designation of Low Density Residential along the east, west and south boundary and transitioning to Medium Density Residential along the north and central portion of the project site.*

*The Community Development Foundation Component is intended to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The Low Density Residential Land Use Designation provides for the development of detached single family dwelling units and ancillary structures on large lots. However, this land use designation does not allow for intensive animal keeping uses and only limited agriculture is permitted. The Medium Density Residential Land Use Designation provides for the development of detached single family dwelling units and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed.*

*Due to the development of Boulder Springs Specific Plan to the south with lot sizes varying from 12,000 square foot to 20,000 square foot and Citrus Hills High School on the northwest of the project site, proposed lot sizes from ½ acre along the project boundary to the south and east and transitioning to 12,000 square foot lots at the center of the project and ultimately to 7,200 square foot lots along the school boundary is justified.*

*Also, the project site is located within City of Riverside Sphere of influence and the Glen Valley community which has been identified as mixed use residential and agricultural. To add, the foundation component amendment would allow for a contiguous master plan to be developed to accommodate the changing needs of the community due to the development of Citrus Hills High School which has been built on the northwest of the project site and serves as a new condition in the area that justifies the proposed change. The change into the Community Development Foundation will ultimately allow for more flexibility to design a*

Consistent with the Riverside County Vision:

*The summarized version of the vision is "Riverside County is a family of special communities in a remarkable setting." The change of Foundation from Rural Community to Community Development will not impede the vision of the County. The change is justified for a transition from rural to a more suburban community by allowing for flexibility to ensure compatibility with both the low density residential uses to the south, Cajalco Wood Policy Area (Boulder Springs Specific Plan,) and accommodating the changing needs of the community due to the development of Citrus Hills High School. Therefore, the project will complement the surrounding uses without significantly impacting the unique communities, features and physical features of the Lake Mathews-Woodcrest Area Plan.*

Consistent with Riverside County General Plan Elements:

Land Use Element: *The Riverside County Integrated Project (RCIP) established Foundation Component and Land Use designations for all unincorporated properties in 2003. The Project site is currently located within the Rural Community (RC) Foundation Component of the General Plan and is designated as Very Low Density Residential (VLDR). However, as a result of the implementation of Citrus Hills High School into the community, due to the needs of the community, the proposed denser land uses near the school site are justified. The construction of the school site signifies the need for allowing more clustered development within the area by including various lot sizes.*

Circulation: *The County of Riverside General Plan Circulation Element designated the circulation network for the area and the size and type of facilities necessary to maintain an acceptable traffic level of service. The Project site abuts Markham Street to the north and Wood Road to the west both of which have been classified as Secondary. The County of Riverside General Plan Circulation Element defines Secondary roadways highway intended to serve through traffic along longer routes between major traffic generating areas or to serve property zoned for multiple residential, secondary industrial or commercial uses. Secondary roadways have a minimum right-of-way of 100 feet and are supposed to include 4 lanes. Currently the section of Markham Street and Wood Road fronting the high school is partially improved and includes 3 lanes, but is not improved along the project site. The project will be conditioned to include roadway improvements to match the sections fronting the high school. Nonetheless, the roadways would be able to handle the increased traffic due to development of the Project. Furthermore, the project site is located near the Cajalco Wood Policy Area to the south. This policy area includes Boulder Spring Specific Plan and is characterized by rural community equestrian lifestyles. Over 180 acres in the southerly portion of the policy area are within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) criteria areas and warrant conservation. However, future development of this policy area will be affected by the development of the east-west CETAP transportation corridor, as the segment of Cajalco Road bisecting the Boulder Springs is envisioned as the preferred corridor. The County of Riverside has determined that consideration should be given to allowing clustered development within this policy area including lots sizes smaller than ½ acre. Because the project is in close proximity to this policy area it is then in conformance with the County's Vision for this area. The project site*

would not negatively affect any surrounding roadways or trails and is surrounded by a couple of strategic backbone east-west transportation corridors which will aid in accommodating increased growth of the area. Therefore, the project does not conflict with this Element.

Multipurpose Open Space Element: The Multipurpose Open Space section is a critical component of the character of the County of Riverside and LMWAP area it provides guidelines in preserving the scenic background and natural resources of the County. The project site is not within the “unique features” and areas of the LMWAP; and the Project site is not viewed as a significant resource or a significant “physical feature”. However, the project site is located in the unique community of “Glen Valley”. The Community includes a mix of residential and agricultural uses which extends eastward into the Mead Valley area. The proposed General Plan Amendment would not inhibit the LMWAP from achieving the objective of preserving unique and physical features. As stated previously, The County of Riverside has determined that consideration should be given to allowing clustered development within this area including lots sizes smaller than ½ acre. Therefore, the project does not conflict with this Element.

Safety Element: The section highlights the security of persons and property and represents an extensive effort to reduce impacts of future disasters (seismic hazards, slope and soil instability, flood and inundation, fire, hazardous waste and materials, and disaster preparedness, response and recovery) in the County. The project site is not located in an area that is susceptible to liquefaction, subsidence, flooding, fire, and is not located near a fault zone. To add, if the foundation component amendment is granted and the site is developed with the project will be subject to the current California Building Code and any recently adopted regulatory codes for new development. Therefore, the project does not conflict with this Element.

Noise Element: As stated above the project site is surrounded by Rural: Rural Residential and Rural Community: Very Low Density Residential to the north, east and west; and Rural Community: Low Density to the south. The project will complement the surrounding area and would not increase operational noise significantly. Additionally, the project is not located in the influence area of the March Air Reserve Base (MARB) and is located within Zone E of MARB. Zone E is defined as low noise impact and has no residential dwelling units per acre restrictions. Further the project is fronted by two Secondary roadways, which could be planned as a 4 lane roadways. It can be assumed that the County envisioned increased growth and traffic in this area. Therefore, the project would not add more noise than what was anticipated by the increased traffic and people into the area.

Housing Element: In the year 2020 the LMWAP population will have doubled from 20 years prior. Thus, to accommodate this growth more detailed land use designations are applied than for the countywide General Plan. Therefore, the proposed FPGA will aid in providing a contiguous master plan that will provide diverse housing types and accommodate the predicted growing population.

*Air Quality Element: Development of the project site would probably create short-term construction impacts. However these impacts would be temporary in nature and the project would be subject to current California Building Code and any recently adopted regulatory codes for new development.*

*Healthy Communities Element: The project site is located in close proximity to Community Trails. Therefore, the project would promote walkability and ultimately exercise.*

**Conclusion:**

The analysis above regarding the County of Riverside General Plan for the Project site showcase that the GPA does not adversely impact nor hinder the County's ability to implement and achieve the primary goals, objectives and policies of both the General Plan.

## NOTICE OF PUBLIC MEETING

**A PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1196 (Foundation and Entitlement/Policy)** – APPLICANT: Jeff Chung – ENGINEER/REPRESENTATIVE: Albert A Webb Associates – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cajalco Wood – LOCATION: South of Markham Street, east of Wood Road, west of Luck Lane, and north of Cajalco Road – PROJECT SIZE: 238.5 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 Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Medium Density Residential (MDR), on 14 parcels, totaling 238.5 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 321-090-004, 321-090-007 321-090-008, 321-090-009, 321-090-026, 321-090-052, 321-100-005, 321-100-011, 321-100-012, 321-100-013, 321-100-014, 321-310-013, 321-320-001, and 321-320-002.

**TIME OF MEETING:** 1:00pm (or as soon as possible thereafter)  
**DATE OF MEETING:** Thursday, August 18, 2016  
**PLACE OF MEETING:** Riverside County Flood Control  
1995 Market Street  
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:  
<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409








Agenda Item No.: 2.11  
Area Plan: Mead Valley  
Supervisorial District: First  
Project Planner: John Earle Hildebrand III

General Plan Amendment No. 1198  
Property Owner: Hideaki Nakamura and Vivian Lee  
Applicant: Shree Properties, Inc.  
Engineer/Representative: Jason Verrips



Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1198 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) (1 acre minimum) to Medium Density Residential (MDR) (2 – 5 du/ac), on one parcel, totaling 23 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

**LOCATION:** North of Oakwood Street, South of Cajalco Expressway, east of Tyler Road, and west of Seaton Avenue.

**PROJECT APN:** 317-060-037

**GENERAL PLAN INITIATION PROCESS (GPIP):** Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

### **JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED:**

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. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

The proposed General Plan classification allows for uses more consistent with its location along the planned widening of Cajalco Road.

Groundwater Quality. Under this change the site will use sewer service. The immediate area has a heavy reliance on On-Site Wastewater Treatment Systems (Septic). The area has groundwater quality that is impacted by the density of septic system use. The Amendment removes this property from any potential Septic use and its related negative impact on water quality.

Any use under Community Development would bring additional affordable housing and/or jobs that can be served by area residents. The site has easy access to public transportation. Access to public transportation increases its use and positively impacts air quality as well as traffic. This access and the planned improvements on Cajalco Road mitigate the traffic impacts of development of this site. With the pending expansion of Cajalco Road, this Community Development Use on Calalco brings complimentary development with beneficial improvements to the area while not impacting the overall vision of the Mead Valley Area Plan.

There is no conflict with March Air Force Base influence area. The previous Airport Compatibility Zone classification has changed since the last General Plan and is consistent with this Amendment Request.

**GENERAL PLAN ADVISORY COMMITTEE ACTION:** This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on August 18, 2016 and was unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting, the applicant spoke on behalf of the project and explained his desire to provide new housing for the area. He further explained that utility services to the area, specifically sewer, would be expanded to accommodate a Medium Density Residential type of development. The GPAC felt this was an appropriate and compatible change proposal and recommended initiation of the General Plan Amendment.

**PROJECT SITE INFORMATION:**

- |   |   |
|---|---|
| 1. Existing Foundation Component:         | Rural Community (RC)  |
| 2. Proposed Foundation Component:         | Community Development (CD)  |
| 3. Existing General Plan Designation:     | Very Low Density Residential (VLDR)   |
| 4. Proposed General Plan Designation:     | Medium Density Residential (MDR)  |
| 5. Surrounding General Plan Designations: | North, East, and West - Very Low Density Residential (VLDR); South – Public Facilities (PF) |
| 6. Existing Zoning Classification:        | A-1-1 (Light Agriculture)   |
| 7. Surrounding Zoning Classifications:    | North, East, and West – A-1-1 (Light Agriculture); South – R-R-½ (Rural Residential)        |
| 8. Existing Land Use:                     | Vacant Land   |
| 9. Surrounding Land Uses:                 | Residential   |
| 10. Project Size (Gross Acres):           | 23  |

**RECOMMENDATION:** Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1198 and seeks comments

from the Planning Commission on the amendment which will be provided to the Board of Supervisors. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
  - a. MSHCP criteria cell or conservation boundary; or
  - b. An agricultural preserve; or
  - c. A high fire area; or
  - d. A subsidence area; or
  - e. A liquefaction area; or
  - f. A half-mile of a fault line or fault zone; or
  - g. A special flood hazard area.
3. The project site is located within:
  - a. The City of Perris sphere of influence; and
  - b. March Air Reserve airport influence area.



**GENERAL PLAN AMENDMENT COMMITTEE  
MINUTE ORDER  
AUGUST 18, 2016**

**I. AGENDA ITEM 3.11**

**GENERAL PLAN AMENDMENT NO. 1198 (Foundation and Entitlement/Policy) –**  
APPLICANT: Shree Properties, Inc. – ENGINEER/REPRESENTATIVE: Jason Verrips – First  
Supervisory District – Mead Valley Area Plan – Mead Valley Zoning District – ZONE: Light  
Agriculture (A-1-1) – LOCATION: North of Oakwood Street, South of Cajalco Expressway, east of  
Tyler Road, and west of Seaton Avenue – PROJECT SIZE: 23 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 Very Low Density  
Residential (VLDR) to Medium Density Residential (MDR), on one parcel, totaling 23 gross acres –  
PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN:  
317-060-037.

**II. GPAC ACTION:**

Motion by Mr. Silver

Second by Mr. Kroenke

Absent: Mr. Gutierrez, Mr. Rosenthal, Ms. Martin

All voted to move this forward.

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please  
contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at  
[mcstark@rctlma.org](mailto:mcstark@rctlma.org).

## NOTICE OF PUBLIC MEETING

**A PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1198 (Foundation and Entitlement/Policy)** – APPLICANT: Shree Properties, Inc. – ENGINEER/REPRESENTATIVE: Jason Verrips – First Supervisorial District – Mead Valley Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) – LOCATION: North of Oakwood Street, South of Cajalco Expressway, east of Tyler Road, and west of Seaton Avenue – PROJECT SIZE: 23 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 Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on one parcel, totaling 23 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 317-060-037.

**TIME OF MEETING:** 9:00am (or as soon as possible thereafter)  
**DATE OF MEETING:** **Wednesday, October 19, 2016**  
**PLACE OF MEETING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed project may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the Planning Commission, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Earle Hildebrand III  
P.O. Box 1409, Riverside, CA 92502-1409



# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 18, 2016

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**Foundation GPA No.:** 1198  
**Supervisory District:** First  
**Area Plan:** Mead Valley  
**Zoning Area/District:** Mead Valley District  
**Property Owner(s):** Hideaki Nakamura and Vivian Lee  
**Project Representative(s):** Shree Properties, Inc.

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**PROJECT DESCRIPTION:** 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 Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on one parcel, totaling 23 gross acres.

**LOCATION:** North of Oakwood Street, South of Cajalco Expressway, east of Tyler Road, and west of Seaton Avenue.

**PROJECT APNs:** 317-060-037



Figure 1: Project Location Map

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**PROJECT DETAILS:** This General Plan Amendment application is a proposal to amend the site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on one parcel, totaling 23 gross acres. This application does not include an accompanying implementing project.

**NEW CONDITIONS OR CIRCUMSTANCES – APPLICANT PROVIDED:**

The proposed General Plan classification allows for uses more consistent with its location along the planned widening of Cajalco Road.

Groundwater Quality. Under this change the site will use sewer service. The immediate area has a heavy reliance on On-Site Wastewater Treatment Systems (Septic). The area has groundwater quality that is impacted by the density of septic system use. The Amendment removes this property from any potential Septic use and its related negative impact on water quality.

Any use under Community Development would bring additional affordable housing and/or jobs that can be served by area residents. The site has easy access to public transportation. Access to public transportation increases its use and positively impacts air quality as well as traffic. This access and the planned improvements on Cajalco Road mitigate the traffic impacts of development of this site. With the pending expansion of Cajalco Road, this Community Development Use on Calalco brings complimentary development with beneficial improvements to the area while not impacting the overall vision of the Mead Valley Area Plan.

There is no conflict with March Air Force Base influence area. The previous Airport Compatibility Zone classification has changed since the last General Plan and is consistent with this Amendment Request.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	23
Number of Parcels:	One
Sphere of Influence:	Yes – City of Perris
Policy Area:	No
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Rural Community (RC)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use:	Medium High Density Residential
<b>Surrounding General Plan Land Use</b>	

North:	Very Low Density Residential (VLDR)
East:	Very Low Density Residential (VLDR)
South:	Public Facilities (PF)
West:	Very Low Density Residential (VLDR)
<b>Existing Zoning Classification:</b>	A-1-1 (Light Agriculture)
<b>Change of Zone Required:</b>	Yes
<b>Surrounding Zoning Classification</b>	
North:	A-1-1 (Light Agriculture)
East:	A-1-1 (Light Agriculture)
South:	A-1-1 (Light Agriculture)
West:	A-1-1 (Light Agriculture)
<b>Existing Development and Use:</b>	Vacant land
<b>Surrounding Development and Use</b>	
North:	Cajalco Road; north of Cajalco Road: residential
East:	Vacant land
South:	Vacant land
West:	Residential

**Environmental Information:**

WRCMSHCP Criteria Cell:	The parcel for GPA01198 is not located within a Criteria Cell; therefore, this GPA will not be required to file a HANS application. If/when there is an implementing project, the entire project site will still need to show compliance with the MSHCP, which could potentially result in additional 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"):	Yes – March Air Reserve Base
Agricultural Preserve:	No
Farmland Importance:	Other Lands
Fire Hazard Area:	No
Fire Responsibility Area:	No
Special Flood Hazard Area:	No
Liquefaction Area:	Moderate Potential
Subsidence Area:	Susceptible
Fault Line:	No – Not within one-half mile of a Fault Line

Fault Zone:	No – Not within one-half mile of a Fault Zone
Paleontological Sensitivity:	Low Potential

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**Utility Information:**

Water Service:	Yes (verify) – Area service provide by Eastern Municipal Water District
Sewer Service:	Yes (verify) – Area service provide by Eastern Municipal Water District

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**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA01198**  
**VICINITY/POLICY AREAS**

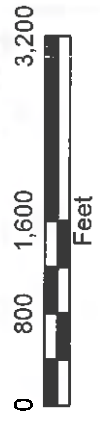
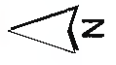
Supervisor: Jeffries  
 District 1

Date Drawn: 08/04/2016  
 Vicinity Map



Zoning Dist: Mead Valley

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. The new designations are based on the General Plan and are subject to future change. The information on this map is provided for informational purposes only and does not constitute a guarantee, warranty, or representation of any kind. Riverside County is not responsible for any errors or omissions. Planning Department, 600 S. 9th St., Riverside, CA 92507. Planning Department is (951) 943-9277. Riverside County or Website: [www.riverside.ca.gov](http://www.riverside.ca.gov)

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01198

LAND USE

Supervisor: Jeffries  
District 1

Date Drawn: 08/04/2016  
Exhibit 1



Zoning Dist: Mead Valley

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)363-8277 (Eastern County) or Website <http://planning.ctd.ca.gov>

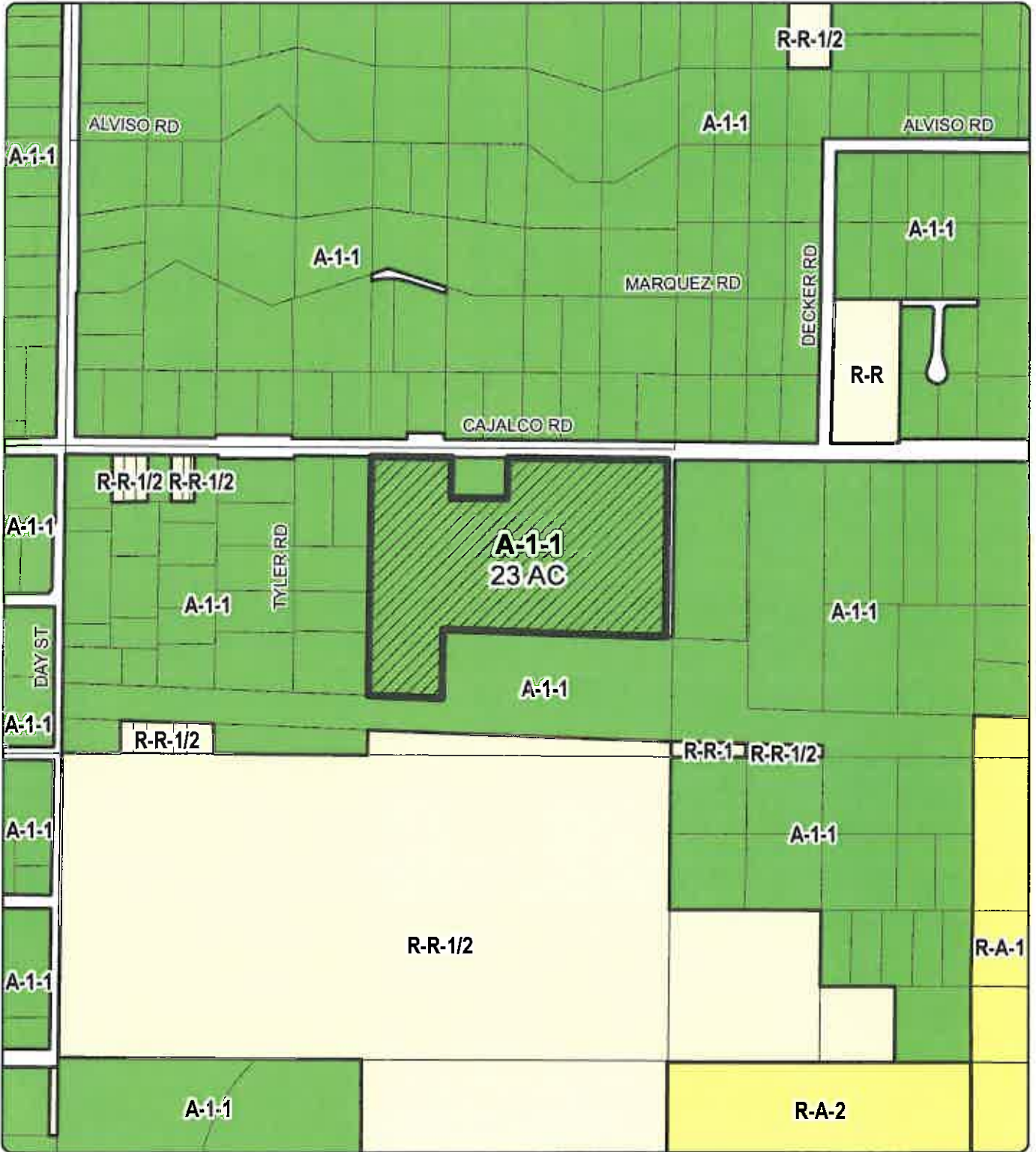
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01198

EXISTING ZONING

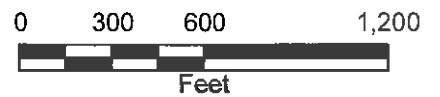
Supervisor: Jeffries  
District 1

Date Drawn: 08/04/2016  
Exhibit 2



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



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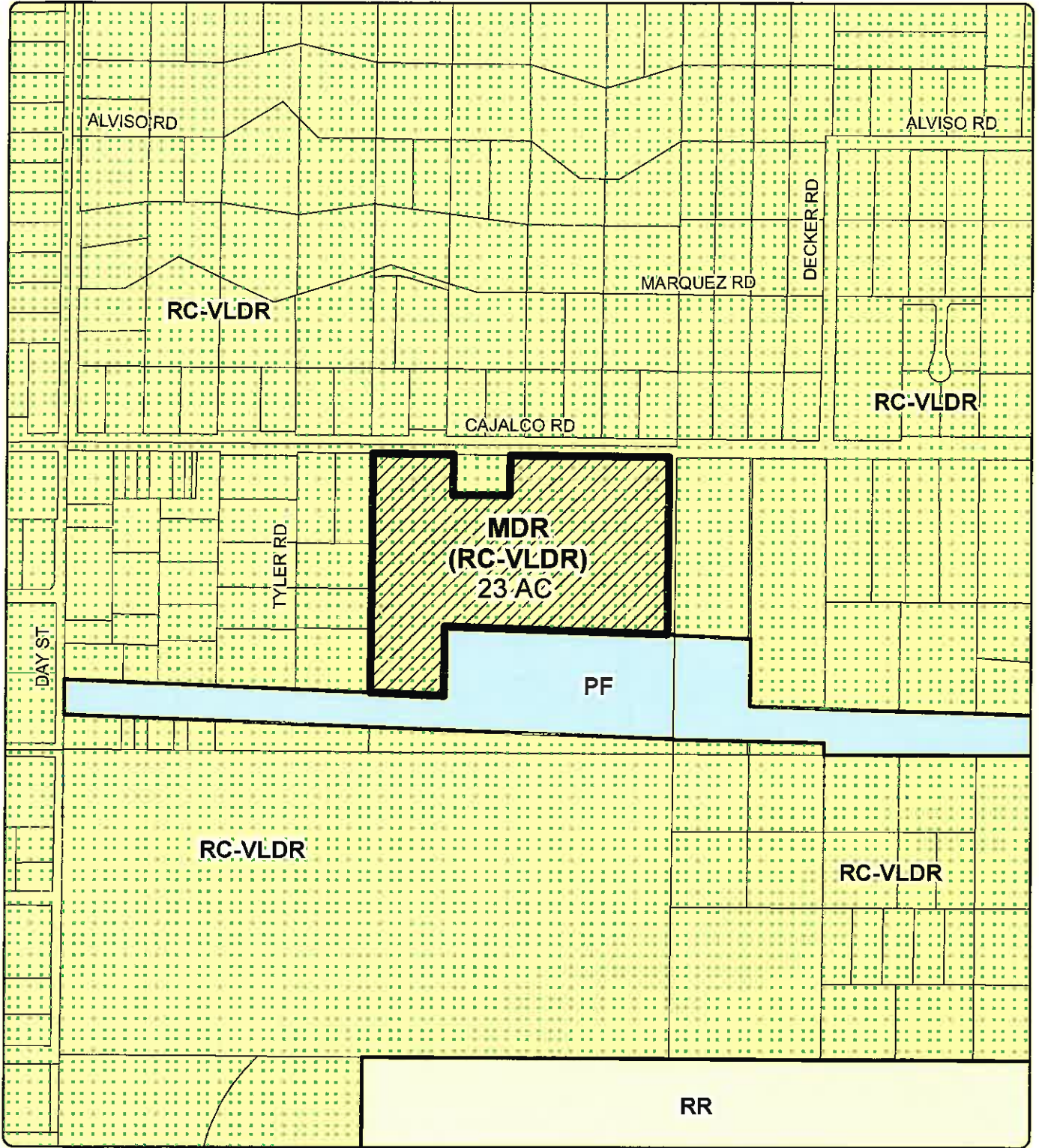
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01198

PROPOSED GENERAL PLAN

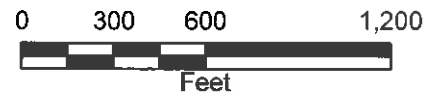
Supervisor: Jeffries  
District 1

Date Drawn: 08/04/2016  
Exhibit 6

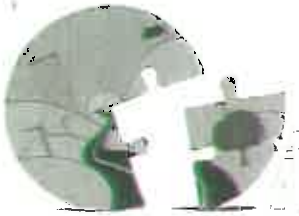


Zoning Dist: Mead Valley

Author: Vinnie Nguyen



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna  
Director*

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01198      DATE SUBMITTED: 6-3-16

### I. GENERAL INFORMATION

#### APPLICATION INFORMATION

Applicant's Name: Shree Properties Inc      E-Mail: 987spi@gmail.com

Mailing Address: 23535 PALOMINO DRIVE #346  
Street  
DIAMOND BAR, CA 91765  
City      State      ZIP

Daytime Phone No: ( 424 ) 254-8602      Fax No: ( 310 ) 626-9277

Engineer/Representative's Name: Jason Verrips      E-Mail: 987spi@gmail.com

Mailing Address: 23535 PALOMINO DRIVE #346  
Street  
DIAMOND BAR, CA 91765  
City      State      ZIP

Daytime Phone No: ( 424 ) 254-8602      Fax No: ( 310 ) 626-9277

Property Owner's Name: Hideaki Nakamura, Trustee of The Nakamura Family Trust and Vivian S. Lee, Trustee of The Vivian S. Lee 2001 Trust dated 6/22/2001      E-Mail: 987spi@gmail.com

Mailing Address: 2615 Blaze Trail  
Street  
DIAMOND BAR, CA 91765  
City      State      ZIP

Daytime Phone No: ( 310 ) 803-9567      Fax No: (    )

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



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

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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 signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Shree Properties Inc/Jason Verrips

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

**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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Hideaki Nakamura Trustee of The Nakamura Family Trust

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Vivian S. Lee Trustee of The Vivian S. Lee 2001 Trust

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 317-060-037

Section: 11 Township: 4S Range: 4W

Approximate Gross Acreage: 23 ACRES

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

General location (nearby or cross streets): North of the continuation of Oakwood St, South of Cajalco Road, East of Tyler St, West of Anderson St

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Existing Zoning Classification(s): A-1-1

Existing Land Use Designation(s): RC-VLDR

Proposal (describe the details of the proposed general plan amendment):

Amend General Plan Classification from Rural Community to Community Development.

Related cases filed in conjunction with this request:

none

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes  No

Case Nos. CZ05704 & EA34756

E.A. Nos. (if known) EA34756 E.I.R. Nos. (if applicable): \_\_\_\_\_

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	Southern California Edison	X	
Gas Company	The Gas Company	X	
Telephone Company	Frontier (Verizon)	X	
Water Company/District	Eastern Municipal Water District	X	
Sewer District	Eastern Municipal Water District	X	

Is water service available at the project site: Yes  No

If "No," how far away are the nearest available water line(s)? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) \_\_\_\_\_

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

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes  No

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

Santa Ana River       Santa Margarita River       San Jacinto River       Colorado River

**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 \_\_\_\_\_

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Mead Valley Area Plan

EXISTING DESIGNATION(S): Rural Community

PROPOSED DESIGNATION(S): Community Development

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

**JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)**

Proposed General Plan Classification allows for use more consistent with its location along the planned widening of Cajalco Road.

Groundwater Quality - Under this change the site will use Sewer service. The immediate area has a heavy reliance on On-Site Wastewater Treatment Systems (Septic).

This area has groundwater quality that is impacted by the density of septic system use. This Amendment removes this property from any potential Septic use and its related negative impact on water quality.

Any use under Community Development would bring additional affordable housing and/or jobs that can be served by area residents.

The site has easy access to public transportation. Access to Public transportation increases its use and positively impacts air quality as well as traffic.

This access and the planned improvements on Cajalco Road mitigate the traffic impact of development of this site.

With the pending expansion of Cajalco Road, this Community Development Use on Cajalco brings complimentary development with beneficial improvements to the area while not impacting the overall vision of the Mead Valley Area Plan.

There is no conflict with the March Air Force base influence area. The previous Airport Compatibility Zone classification has changed since the last General Plan and is consistent with this Amendment Request.

**III. AMENDMENTS TO POLICIES:**

*(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)*

**A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:**

Element: \_\_\_\_\_ Area Plan: \_\_\_\_\_

**B. EXISTING POLICY (If none, write "none." (Attach more pages if needed):** \_\_\_\_\_

**C. PROPOSED POLICY (Attach more pages if needed):** \_\_\_\_\_

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

**D. JUSTIFICATION FOR CHANGE** (Please be specific. Attach more pages if needed): \_\_\_\_\_

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**IV. OTHER TYPES OF AMENDMENTS:**

*(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. **Additional information may be required.**)*

**A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:**

Policy Area: \_\_\_\_\_  
*(Please name)*

Proposed Boundary Adjustment (Please describe clearly): \_\_\_\_\_

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**B. AMENDMENTS TO CIRCULATION DESIGNATIONS:**

Area Plan (if applicable): \_\_\_\_\_

Road Segment(s) \_\_\_\_\_

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Existing Designation: \_\_\_\_\_

Proposed Designation: \_\_\_\_\_

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

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

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**V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:**

**FILING INSTRUCTIONS FOR  
GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

**THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8½' x 14.'
5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
8. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit-based fee.

## **APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

1. The site plan must contain the following:
  - A. Name, address, and telephone number of applicant.
  - B. Name, address, and telephone number of land owner.
  - C. Name, address, and telephone number of map preparer.
  - D. Scale (number of feet per inch).
  - E. A vicinity map showing the location and names of adjoining streets.
  - F. Legal description of property (accurate and complete so as to bear legal scrutiny).
  - G. North arrow (top of map north).
  - H. Existing General Plan Designation(s) and Proposed General Plan Designation(s).
  - I. Amendment description (e.g. Amend Mead Valley Area Plan from Light Industrial to Commercial Retail on 75.12 acres).
  - J. Area calculations including total area involved and property size.
  - K. Date the site plan was prepared.
  - L. Location and names of adjoining streets, alleys, and rights-of-way providing legal access to the property.
  - M. Overall dimensions of the property and location of adjoining lot lines.
  - N. Location and dimensions of existing structures, easements and/or uses onsite.
  - O. Thomas Bros. Map coordinates and page number (identify edition year used).

Failure to submit all the required information is justification for rejection of the application.

### **FOR ALL APPLICATIONS:**

Attach check payable to "COUNTY OF RIVERSIDE." (Please see current fee schedule for the appropriate deposit-based fee.)

**NOTE:** Label packets for notification of surrounding property owners will be requested by the project planner just prior to the scheduling of the General Plan Amendment for a public hearing. An amendment will not be scheduled for hearing until complete sets of property owners' labels have been received.

## NOTICE OF PUBLIC MEETING

**A PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1198 (Foundation and Entitlement/Policy)** – APPLICANT: Shree Properties, Inc. – ENGINEER/REPRESENTATIVE: Jason Verrips – First Supervisorial District – Mead Valley Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) – LOCATION: North of Oakwood Street, South of Cajalco Expressway, east of Tyler Road, and west of Seaton Avenue – PROJECT SIZE: 23 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 Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on one parcel, totaling 23 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 317-060-037.

**TIME OF MEETING:** 1:00pm (or as soon as possible thereafter)  
**DATE OF MEETING:** Thursday, August 18, 2016  
**PLACE OF MEETING:** Riverside County Flood Control  
1995 Market Street  
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:  
<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

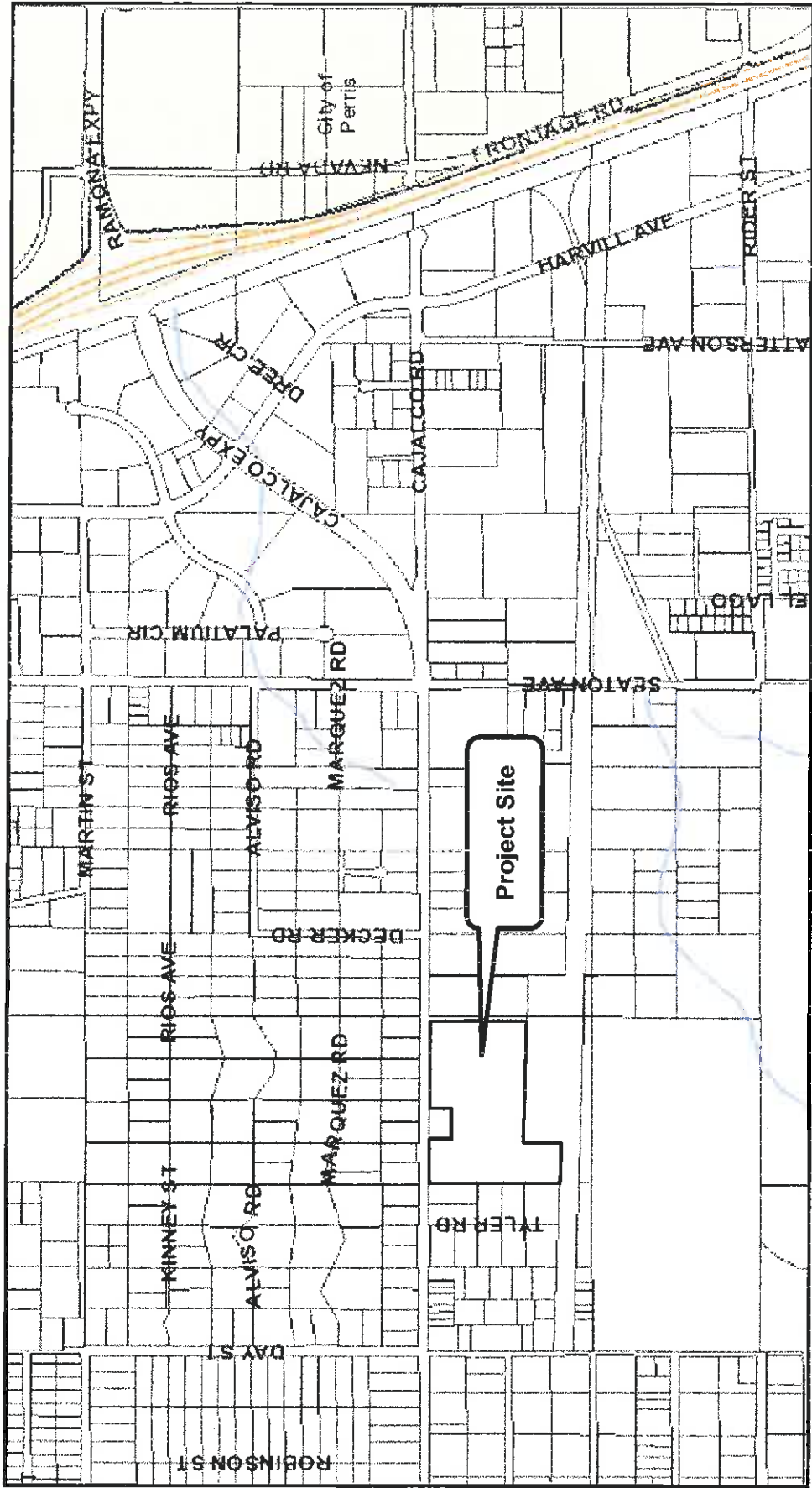
Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409








Agenda Item No.: 2.12  
Area Plan: Lake Mathews/Woodcrest  
Supervisorial District: First  
Project Planner: John Earle Hildebrand III

General Plan Amendment No. 1200  
Property Owner: Johnnie and Irene Frakes  
Applicant: Johnnie and Irene Frakes  
Engineer/Representative: Johnnie and Irene Frakes

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1200 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) (1 acre minimum) to Light Industrial (LI) (0.25 – 0.60 FAR), on one parcel, totaling 1.91 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

**LOCATION:** North of Krameria Avenue, south of Van Buren Boulevard, west of Porter Avenue, and east of Gardener Avenue.

**PROJECT APN:** 274-070-003

**GENERAL PLAN INITIATION PROCESS (GPIP):** Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

### **JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED:**

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. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

There is an existing contractor's storage yard on the site, which has been in continuous operation for the past ten years. The existing business and underlying land use are inconsistent with each other. This application is a request to change the land use to Light Industrial Designation for the purpose of allowing the existing business to be consistent. Furthermore, the properties to the west are already in the Community Development Foundation component, but have a Commercial Designation. Should this business cease to operate in the future, the land use will be in the Community Development Foundation, making the site easier to repurpose with a much wider range of use opportunities.

**GENERAL PLAN ADVISORY COMMITTEE ACTION:** This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on August 18, 2016 and was recommended for initiation to the Planning Commission by a majority, and there was one vote of no.

During the meeting, the GPAC discussed the existing onsite use of a contractor's storage yard, relative to the other commercial and residential uses in the surrounding area. The GPAC further discussed compatibility of an industrial designation adjacent to commercial and residential designations. Given the small scale of the use, this proposed General Plan Amendment was supported for initiation.

**PROJECT SITE INFORMATION:**

- |   |  |
|---|--|
| 1. Existing Foundation Component:         | Rural Community (RC)   |
| 2. Proposed Foundation Component:         | Community Development (CD)   |
| 3. Existing General Plan Designation:     | Very Low Density Residential (VLDR)  |
| 4. Proposed General Plan Designation:     | Light Industrial (LI)  |
| 5. Surrounding General Plan Designations: | North, South, East, and West - Very Low Density Residential (VLDR)                                   |
| 6. Existing Zoning Classification:        | R-A-1/2 (Residential Agriculture)  |
| 7. Surrounding Zoning Classifications:    | North, South, and East – R-A-1/2 (Residential Agriculture); West – C-P-S (Scenic Highway Commercial) |
| 8. Existing Land Use:                     | Contractor Storage Yard  |
| 9. Surrounding Land Uses:                 | Residential, commercial, religious facility  |
| 10. Project Size (Gross Acres):           | 1.91   |

**RECOMMENDATION:** Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1200 and seeks comments from the Planning Commission on the amendment which will be provided to the Board of Supervisors. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site is not located within:
  - a. MSHCP criteria cell or conservation boundary; or

- b. An agricultural preserve; or
  - c. A high fire area; or
  - d. A subsidence area; or
  - e. A liquefaction area; or
  - f. A half-mile of a fault line or fault zone.
3. The project site is located within:
- a. The City of Riverside sphere of influence; and
  - b. March Air Reserve airport influence area; and
  - c. A special flood hazard area.



**GENERAL PLAN AMENDMENT COMMITTEE  
MINUTE ORDER  
AUGUST 18, 2016**

**I. AGENDA ITEM 3.12**

**GENERAL PLAN AMENDMENT NO. 1200 (Foundation and Entitlement/Policy)** – APPLICANT: Irene and Johnnie Frakes – ENGINEER/REPRESENTATIVE: Irene and Johnnie Frakes – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – ZONE: Residential Agricultural (R-A) – LOCATION: North of Krameria Avenue, South of Van Buren Boulevard, west of Porter Avenue, and east of Gardner Avenue – PROJECT SIZE: 1.91 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 Very Low Density Residential (VLDR) to Light Industrial (LI), on one parcel, totaling 1.91 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN:274-070-003.

**II. DISCUSSION:**

**III. GPAC ACTION:**

Motion by Mr. Cousins

Second by Ms. Montelone

Mr. Roos voted no.

Absent: Mr. Gutierrez, Mr. Rosenthal, Ms. Martin were absent.

Members vote to move this forward.

**CD** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

## NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1200 (Foundation and Entitlement/Policy)** – APPLICANT: Irene and Johnnie Frakes – ENGINEER/REPRESENTATIVE: Irene and Johnnie Frakes – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – ZONE: Residential Agricultural (R-A) – LOCATION: North of Krameria Avenue, South of Van Buren Boulevard, west of Porter Avenue, and east of Gardner Avenue – PROJECT SIZE: 1.91 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 Very Low Density Residential (VLDR) to Light Industrial (LI), on one parcel, totaling 1.91 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN:274-070-003.

**TIME OF MEETING:** 9:00am (or as soon as possible thereafter)  
**DATE OF MEETING:** **Wednesday, October 19, 2016**  
**PLACE OF MEETING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed project may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the Planning Commission, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Earle Hildebrand III  
P.O. Box 1409, Riverside, CA 92502-1409







# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 18, 2016

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**Foundation GPA No.:** 1200  
**Supervisory District:** First  
**Area Plan:** Lake Mathews/Woodcrest  
**Zoning Area/District:** Woodcrest District  
**Property Owner(s):** Johnnie and Irene Frakes  
**Project Representative(s):** Johnnie and Irene Frakes

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**PROJECT DESCRIPTION:** 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 Very Low Density Residential (VLDR) to Light Industrial (LI), on one parcel, totaling 1.91 gross acres.

**LOCATION:** North of Krameria Avenue, South of Van Buren Boulevard, west of Porter Avenue, and east of Gardner Avenue.

**PROJECT APN:** 274-070-003



Figure 1: Project Location Map

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**PROJECT DETAILS:** This General Plan Amendment application is a proposal to amend the site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Light Industrial (LI), on one parcel, totaling 1.91 gross acres. There is no accompanying implementing project at this time.

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:** There is an existing contractor's storage yard on the site, which has been in continuous operation for the past ten years. The existing business and underlying land use are inconsistent with each other. This application is a request to change the land use to a Light Industrial Designation for the purpose of allowing the existing business to be consistent. Furthermore, the properties to the west are already in the Community Development Foundation component, but have a Commercial Designation. Should this business cease to operate in the future, the land use will be in the Community Development Foundation, making the site easier to repurpose with a much wider range of use opportunities.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	1.91
Number of Parcels:	1
Sphere of Influence:	Yes – City of Riverside
Policy Area:	No
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Rural Community (RC)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use:	Light Industrial (LI)
<b>Surrounding General Plan Land Use</b>	
North:	Very Low Density Residential (VLDR)
East:	Very Low Density Residential (VLDR)
South:	Very Low Density Residential (VLDR)
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	R-A-½ (Residential Agriculture)
Change of Zone Required:	Yes
<b>Surrounding Zoning Classification</b>	
North:	R-A-½ (Residential Agriculture)
East:	R-A-½ (Residential Agriculture)

South:	R-A-½ (Residential Agriculture)
West:	C-P-S (Scenic Highway Commercial)
Existing Development and Use:	Contractor Storage Yard
<b>Surrounding Development and Use</b>	
North:	Residential
East:	Religious Facility
South:	Residential
West:	Commercial and Residential

**Environmental Information:**

WRCMSHCP Criteria Cell:	The parcel for GPA01200 is not located within a Criteria Cell; therefore, this GPA will not be required to file a HANS application. If/when there is an implementing project, the entire project site will still need to show compliance with the MSHCP, which could potentially result in additional portions of conservation based on compliance with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the Plan; however, this is not likely as the site appears to be mostly developed.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base
Agricultural Preserve:	No
Farmland Importance:	Urban – Built Up Land
Fire Hazard Area:	No
Fire Responsibility Area:	No
Special Flood Hazard Area:	Yes (Potentially) – within a portion of the southwest corner of the site.
Liquefaction Area:	No
Subsidence Area:	No
Fault Line:	Not within a half-mile of a Fault Line
Fault Zone:	Not within a half-mile of a Fault Zone
Paleontological Sensitivity:	Low Potential

**Utility Information:**

Water Service:	Yes – Area service provide by Western Municipal Water District
Sewer Service:	No – Property is on septic tank. Area service provided by Western Municipal Water District.



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01200

LAND USE

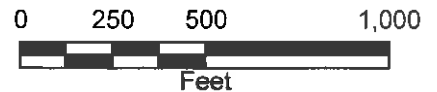
Supervisor: Jeffries  
District 1

Date Drawn: 08/04/2016  
Exhibit 1



Zoning Dist: Woodcrest

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)953-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planinfo.rctulma.org>

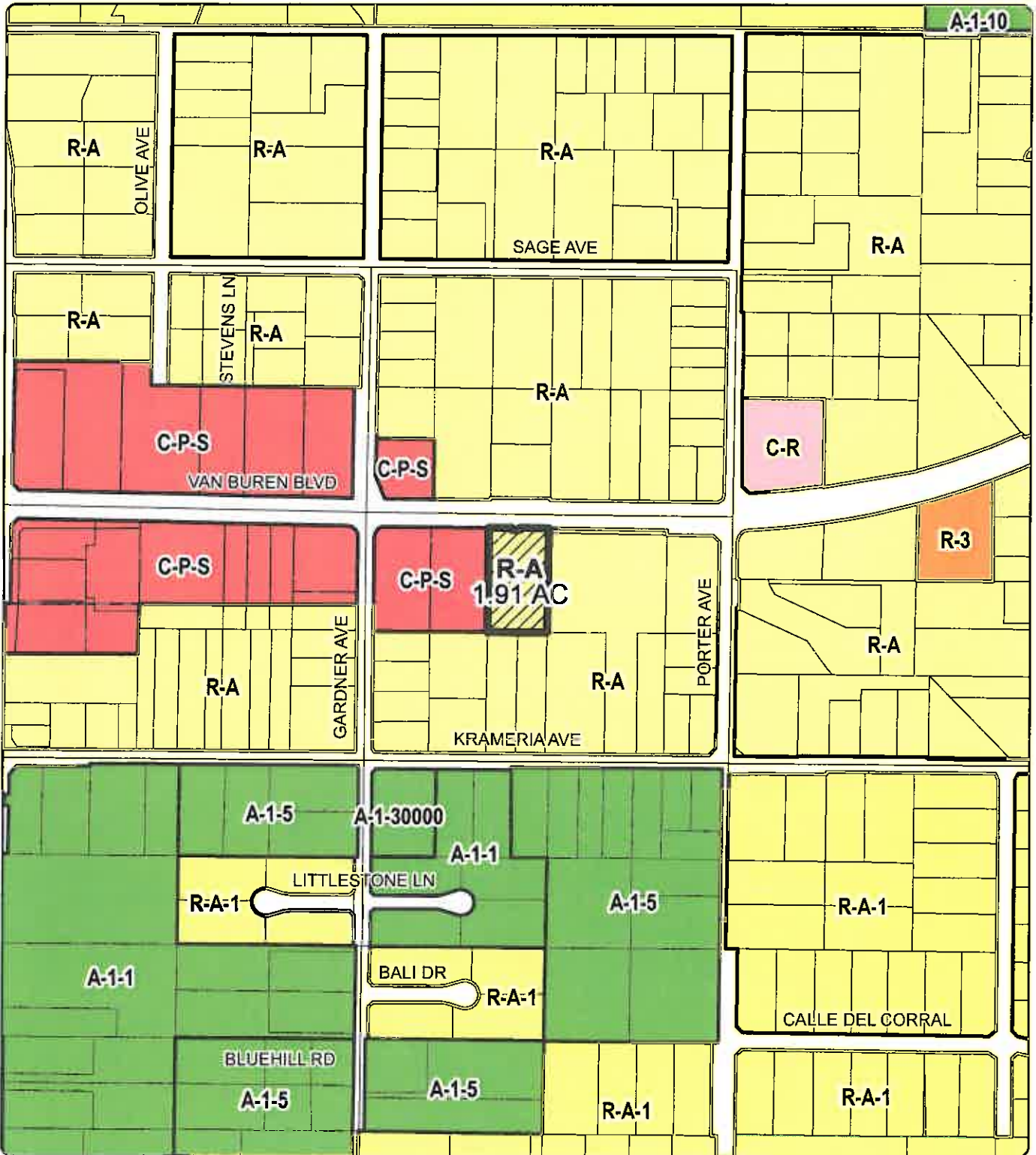
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01200

EXISTING ZONING

Supervisor: Jeffries  
District 1

Date Drawn: 08/04/2016  
Exhibit 2



Zoning Dist: Woodcrest

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.rctdms.org>

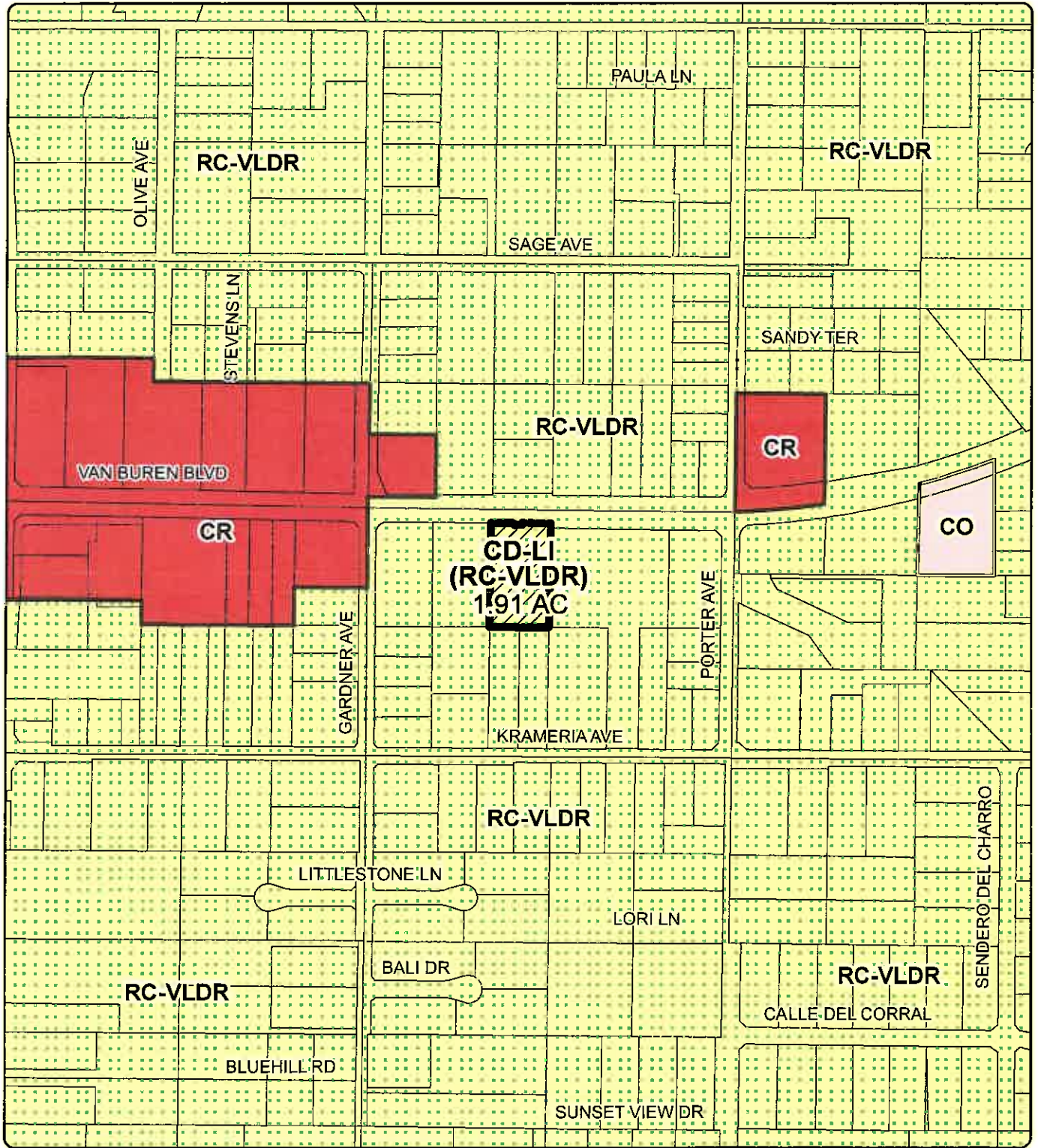
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01200

PROPOSED GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 08/04/2016  
Exhibit 6



Zoning Dist: Woodcrest

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.rcclma.org>



Google earth

feet  
meters







# 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:

#### APPLICATION INFORMATION:

Applicant Name: Johnnie Frakes Jr.

Contact Person: Johnnie Frakes Jr. E-Mail: wcsanitation@gmail.com

Mailing Address: P.O. Box 4849  
Riverside CA 92514  
City State ZIP

Daytime Phone No: (951) 830-5946 Fax No: (951) 780-9320

Engineer/Representative Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

Property Owner Name: Johnnie Frakes Jr.

Contact Person: Johnnie Frakes Jr. E-Mail: wcsanitation@gmail.com

Mailing Address: PO Box 4849  
Riverside CA 92514  
City State ZIP

Daytime Phone No: (951) 830-5946 Fax No: (951) 780-9320

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**

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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.)

Johnnie Frakes Jr.  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

Irene Frakes  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 274-070-003

Approximate Gross Acreage: 1.91

General location (nearby or cross streets): North of Krameria Ave, South of Van Buren Blvd, East of Porter Ave, West of Gardner Ave.

Existing General Plan Foundation Component(s): Rural Community

Proposed General Plan Foundation Component(s): CD ~~RP~~

Existing General Plan Land Use Designation(s): RC-VLDR

Proposed General Plan Land Use Designation(s): LI

General Plan Policy Area(s) (if any): \_\_\_\_\_

Existing Zoning Classification(s): R-A

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

Contractor storage yard.

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	<u>So Cal Edison</u>	<input checked="" type="checkbox"/>
Gas Company	<u>None/Propane</u>	<input checked="" type="checkbox"/>
Telephone Company	<u>AT&amp;T</u>	<input checked="" type="checkbox"/>
Water Company/District	<u>W.M.W.D</u>	<input checked="" type="checkbox"/>

**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	none / septic	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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\\_View/Custom/disclaimer/Default.htm](http://webintprod.agency.tlma.co.riverside.ca.us/MMC_View/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) *[Signature]* Date \_\_\_\_\_

Owner/Representative (2) *Irene Frakes* Date \_\_\_\_\_



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**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.)

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**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:

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

## NOTICE OF PUBLIC MEETING

**A PUBLIC MEETING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE** to consider the project shown below:

**GENERAL PLAN AMENDMENT NO. 1200 (Foundation and Entitlement/Policy)** – APPLICANT: Irene and Johnnie Frakes – ENGINEER/REPRESENTATIVE: Irene and Johnnie Frakes – First Supervisorial District – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – ZONE: Residential Agricultural (R-A) – LOCATION: North of Krameria Avenue, South of Van Buren Boulevard, west of Porter Avenue, and east of Gardner Avenue – PROJECT SIZE: 1.91 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 Very Low Density Residential (VLDR) to Light Industrial (LI), on one parcel, totaling 1.91 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN:274-070-003.

**TIME OF MEETING:** 1:00pm (or as soon as possible thereafter)  
**DATE OF MEETING:** Thursday, August 18, 2016  
**PLACE OF MEETING:** Riverside County Flood Control  
1995 Market Street  
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org), or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:

<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

**Please send all written correspondence to:**

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409

