RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY
PLANNING DEPARTMENT

9:00 A.M. **APRIL 16, 2014**

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •

RIVERSIDE COUNTY PLANNING COMMISSION

4080 LEMON STREET, 1ST FLOOR BOARD CHAMBERS

RIVERSIDE, CA 92501

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the TLMA Commission 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).

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. 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.

1.0 CONSENT CALENDAR

1.1 **NONE**

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. 1137** – Applicant: Rancho Way LLC & Centennial Parkway LLC – First/First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Light Industrial and Rural: Rural Residential – Location: Northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, and westerly of Forest Boundary Parkway – 12.3 Gross Acres – Zoning: Manufacturing-Service Commercial and Residential Agricultural-2 ½ acre minimum – **REQUEST:** To change the project site's current General Plan Land Use designation from Community Development: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential (2 - 5 dwelling units per acre) and Rural: Rural Residential. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Legislative)

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

3.1 **RECLAMATION PLAN NO. 135, NOTICE AND ORDER TO COMPLY** – Mine Operator: Mission Clay Products – First/First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS), and Open Space – Water (OS-W) – Location: East of Interstate 15, west of Temescal Canyon Wash, and south of Dawson Canyon Road, 2 miles north of Indian Truck Trail – 285.66 Gross Acres – Zoning: SP – **REQUEST:** The Planning Commission is to consider testimony from staff and the mine operator relative to the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555, and shall determine whether or not the operator is complying with the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. Continued from December 4, 2013 and January 15, 2014. Project Planner: David Jones at (951) 955-6863 or email dljones@rctlma.org. (Quasi-judicial)

4.0 WORKSHOPS:

4.1 **SMALL LOT SUBDIVISION:** A workshop to discuss requiring floor plans and elevations for all subdivisions with lots under 5,000 square feet and the level of project detail for condominium maps. Continued from February 26, 2014. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

4.2 **DESIGN GUIDELINES: WALL STANDARDS:** An update to the Planning Commission on revising the County of Riverside's design guidelines related to vinyl fencing.

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONERS' COMMENTS

Agenda Item No.: 2.1
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisorial District: First/First
Project Planner: Paul Rull
Planning Commission: April 16, 2014

GENERAL PLAN AMENDMENT NO. 1137
(Entitlement/Policy Amendment)
Applicant: Rancho Way LLC and Centennial Parkway LLC
Representative: Mayers and Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1137 proposes to amend the Riverside County General Plan Land Use Element from Community Development: Light Industrial (CD: LI) (0.25 – 0.60 floor area ratio) and Rural: Rural Residential (R: RR) (5 acre minimum) to Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) and Rural: Rural Residential (R: RR) (5 acre minimum) on 12.3 gross acres.

The proposed Amendment is located in the Temescal Canyon Area Plan; more specifically, the project is northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, and westerly of Forest Boundary Parkway.

ANALYSIS

Staff is recommending the initiation of the project. However, staff is raising concerns regarding the compatibility of the proposed land use designation of Medium Density Residential (2 – 5 dwelling units per acre) and the surrounding properties, in particular, the Light Industrial designated properties to the north. Similar to the recent El Cerrito apartment project (GPA1112 that went to Planning Commission on February 19, 2014), the applicant is wishing to replace the existing Light Industrial designation with a residential designation. The creation of a residential designation adjacent to an industrial designation may create potential significant impacts and complaints from future community residents regarding industrial related activities. The following are other potentially important factors to consider:

Earthquake Fault Zone
The project site is located within a County Fault Zone area (see Exhibit 8). Fault lines run through the project from the northwest corner to the southeast corner which could have a potential impact on the future project. County standards regarding earthquake faults would require sufficient buffer distances between these areas and the design layout of the future residential project.

Existing Surrounding Specific Plans
The project site is located in-between two specific plans: SP317 (The Retreat) to the immediate south and west of the project, and SP176 (Wildrose) to the immediate east and south of the project. SP317 land use designations adjacent to the project site are Community Development: Medium Density Residential, Open Space: Recreation and Open Space: Conservation. SP176 land use designation adjacent to the project is Community Development: Medium High Density Residential (5 – 8 dwelling units per acre). The proposed Amendment is compatible with these surrounding land use designations.

Noise/Light
The project site's northern boundary is adjacent to Light Industrial land use designation. Although this adjacent property is not fully developed as an industrial project, conceivably, light industrial type uses could be located next to the project site. The Light Industrial designation allows for a range of light industrial uses ranging from warehousing and distributing, to light manufacturing and repair facilities.

D M.

The noise and light created from these uses could have a potential significant impact on the project's future residents.

Circulation
The project site is limited to only Forest Boundary Road for its access. Additionally, Forest Boundary Road just south of the project site has an electronic gate as part of The Retreat Specific Plan community. This results in the project site only getting direct access from Forest Boundary Road northbound to Knabe Road. This lack of access may have a potential impact on responding emergency vehicles as well as traffic.

High Fire Area
The project site is located within a High Fire Area and as such, as identified in the previous circulation section, it is critical that emergency vehicles responding to the future residential community have sufficient access. Residential fuel modification areas and other fire prevention measures will be further analyzed during the design review of the project.

If the Board initiates the GPA, an environmental analysis will be prepared which will review in detail each of the potential environmental impacts, including those identified above, at the time a development project is submitted.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy Amendment GPA, under Section 2.4.

Additionally, refer to the attached Worksheets for General Plan Amendment Initiation Consideration Analysis.

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1137 falls into the Entitlement/Policy Amendment category which involves an amendment within the same Foundation-Component, Community Development. The GPA is not proposing to change the existing Rural: Rural Residential land use designation on the project site.

The Administration Element of the General Plan explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

a. The proposed change does not involve a change in or conflict with:

(1) The Riverside County Vision;

(2) Any General Plan Principle; or

(3) Any Foundation Component designation in the General Plan.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

CONSIDERATION ANALYSIS:

First Required Finding: The first finding per the General Plan Administrative element explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

a. The proposed change does not conflict with:

(1) The Riverside County Vision.

The Vision for Riverside County states that housing and providing shelter is one of the most basic community needs and for leaders to accept the necessity to provide housing for the County's growing population. The proposed Amendment is consistent with the vision as it is providing housing and shelter to meet the needs of the County's growing population. The Land Use Element of the General Plan encourages a "balanced mixtures of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments". The proposed Amendment would positively contribute towards the purposes of the General Plan and County Vision by providing housing opportunities for a growing population. The findings can be made that the proposed Amendment contributes to the County's vision, and does not change or conflict with general plan principles.

(2) Any General Plan Principle.

The proposed General Plan meets the General Plan Principle of creating community centers with mixed or integrated commercial, residential, employment, parks, and civic, recreational and cultural uses. The findings can be made that the proposed Amendment does not change or conflict with general plan principles.

(3) Any Foundation Component designation in the General Plan.

Given the Foundation component of the proposed amendment would be within the same Foundation, the proposal would be consistent with the Community Development Foundation.

Second Required Finding: The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

b. The Land Use Element of the General Plan encourages a "balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments." The surrounding land use plan accommodates a variety of service-commercial, industrial and residential uses. The proposed Amendment provides high density residential uses creating higher density housing opportunities near employment opportunities, reducing commute times for the Glen Ivey residents and the surrounding communities. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

Third Required Finding: In addition to the two mandatory findings, the General Plan indicates that an additional finding, from a list of five, must also be made. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

f. The proposed Amendment is consistent with this finding as the project would create some jobs as part of the construction and operations of the residential community. In addition, the housing

that the project would create would attract people to the local area, potentially prompting them to look for nearby employment and sources to shop, both contributing to the County's economic base.

SUMMARY OF FINDINGS:

1.	General Plan Land Use (Ex. #5):	Community Development: Light Industrial (CD: LI) (0.25 – 0.35 Floor Area Ratio) and Rural: Rural Residential (R: RR) (5 acre minimum)
2.	Proposed General Plan Land Use:	Community Development: Medium Density Residential (CD: MDR) (2 - 5 dwelling units per acre) and Rural: Rural Residential (R: RR) (5 acre minimum)
3.	Existing Zoning (Ex. #2):	Manufacturing-Service Commercial (M-SC) and Residential Agricultural 2½ Minimum (R-A-2½)
4.	Surrounding Zoning (Ex. #2):	Manufacturing-Service Commercial (M-SC), Residential Agricultural 2½ Minimum (R-A-2½), Residential Agricultural 2½ Minimum (R-A-2½), Specific Plan (SP317 and SP176),
5.	Existing Land Use (Ex. #1):	Single family home, mobile office, RV storage, livestock areas, landscape contractor equipment storage
6.	Surrounding Land Use (Ex. #1):	Vacant, single-family residences, industrial
7.	Project Data:	Total Acreage: 12.3 gross acres

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and request that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1137. 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. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
   a. An Agricultural Preserve;
   b. A Policy Area;
   c. A Zoning Overlay;
   d. A Habitat Conservation Area;
   e. A Historic Preservation District;
   f. Tribal Land;
   g. A High Liquefaction Area;
   h. Ord. No. 655 Mount Palomar Lighting Influence Area;
   i. An Airport Influence Area; or
   j. A Flood Zone.

3. The project site is located within:
   a. A High Fire Area;
   b. Temescal Canyon Municipal Advisory Committee;
   c. High Paleontological Sensitivity Area;
   d. A Fault Zone; and,
   e. The City of Corona Sphere of Influence.

4. The subject site is currently designated as Assessor's Parcel Numbers 282-180-006 and 282-180-009.

XX:xx
Y:\Planning Case Files-Riverside office\GPA01137\GPIP\PC\GPIP Staff Report.docx
Date Prepared: 10/20/08
Date Revised: 3/14/14

ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. **GPA No. 1137** Supervisorial District: First Existing Zoning: Manufacturing – Service Commercial (M-SC) and Residential Agricultural-2 ½ minimum

Area Plan: Temescal Canyon
Acreage: 12.3 gross acres

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development (CD) and Rural (R)

Existing General Plan Land Use Designation: Light Industrial (LI) (0.25 – 0.35 Floor Area Ratio) and Rural Residential (RR) (5 acre minimum)

Existing Policy Area(s) or Overlay(s): N/A

Existing Map(s) of Issue (cite GP figure # and page #): N/A

Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

PROPOSED GENERAL PLAN CHANGES

(For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Community Development (CD)

Proposed General Plan Land Use Designation: Medium Density Residential (MDR) (2- 5 dwelling units per acre)

Proposed Change to Policy Area or Overlay: N/A

Proposed Change to Map (cite GP map name): N/A

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)		X	
FLT Sand Source Area or FLT Preserve		X	
Fault Zone	X		Located within a County Fault Zone (Elsinore Fault Zone)
Faults within ½ Mile	X		Within 1/2 mile of eagle fault, elsinore fault, unnamed fault in Elsinore fault zone
Liquefaction Potential; Subsidence		X	
High Fire Area	X		Located within a High Fire Area
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues		X	
Water / Sewer Issues		X	
City Sphere of Influence	X		City of Corona
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)		X	

ENTITLEMENT/POLICY FINDINGS *(Check all that apply)*

Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?*

Finding	Yes	No	Comment
The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.	X		The Vision for Riverside County states that housing and providing shelter is one of the most basic community needs and for leaders to accept the necessity to provide housing for the County's growing population. The proposed Amendment is consistent with the vision as it is providing housing and shelter to meet the needs of the County's growing population. The Land Use Element of the General Plan encourages a "balanced mixtures of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments". The proposed Amendment would positively contribute towards the purposes of the General Plan and County Vision by providing housing opportunities for a growing population. The findings can be made that the proposed Amendment contributes to the County's vision and does not change or conflict with general plan principles. The proposed General Plan meets the General Plan Principle of creating community centers with mixed or integrated commercial, residential, employment, parks, and civic, recreational and cultural uses. The findings can be made that the proposed Amendment does not change or conflict with general plan principles. Given the Foundation component of the proposed amendment would be within the same Foundation, the proposal would be consistent with the Community Development Foundation.
The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.	X		The Land Use Element of the General Plan encourages a "balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments." The surrounding land use plan accommodates a variety of service-commercial, industrial and residential uses. The proposed Amendment provides high density residential uses creating higher density housing opportunities near employment opportunities, reducing commute times for the Glen Ivey residents and the surrounding communities. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.		X	
A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.		X	
An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.		X	
An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.	X		The proposed Amendment is consistent with this finding as the project would create some jobs as part of the construction and operations of the residential community. In addition, the housing that the project would create would attract people to the local area, potentially prompting them to look for nearby employment and sources to shop, both contributing to the County's economic base.
An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.		X	

* **THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

STAFF COMMENTS:

Department	Comments
Planning	Staff is recommending the initiation of the project. However, staff is raising concerns regarding the compatibility of the proposed land use designation of Medium Density Residential (2 – 5 dwelling units per acre) and the surrounding properties, in particular, the Light Industrial designated properties to the north. Similar to the recent El Cerrito apartment project (GPA1112 that went to Planning Commission on February 19, 2014), the applicant is wishing to replace the existing Light Industrial designation with a residential designation. The creation of a residential designation adjacent to an industrial designation may create potential significant impacts and complaints from future community residents regarding industrial related activities. The following are other potentially important factors to consider: *Earthquake Fault Zone* The project site is located within a County Fault Zone area (see Exhibit 8). Fault lines run through the project from the northwest corner to the southeast corner which could have a potential impact on the future project. County standards regarding earthquake faults would require sufficient buffer distances between these areas and the design layout of the future residential project. *Existing Surrounding Specific Plans* The project site is located in-between two specific plans: SP317 (The Retreat) to the immediate south and west of the project, and SP176 (Wildrose) to the immediate east and south of the project. SP317 land use designations adjacent to the project site are Community Development: Medium Density Residential, Open Space: Recreation and Open Space: Conservation. SP176 land use designation adjacent to the project is Community Development: Medium High Density Residential (5 – 8 dwelling units per acre). The proposed Amendment is compatible with these surrounding land use designations. *Noise/Light* The project site's northern boundary is adjacent to Light Industrial land use designation. Although this adjacent property is not fully developed as an industrial project, conceivably, light industrial type uses could be located next to the project site. The Light Industrial designation allows for a range of light industrial uses ranging from warehousing and distributing, to light manufacturing and repair facilities. The noise and light created from these uses could have a potential significant impact on the project's future residents. *Circulation* The project site is limited to only Forest Boundary Road for its access. Additionally, Forest Boundary Road just south of the project site has an electronic gate as part of The Retreat Specific Plan community. This results in the project site only getting direct access from Forest Boundary

	Road northbound to Knabe Road. This lack of access may have a potential impact on responding emergency vehicles as well as traffic. *High Fire Area* The project site is located within a High Fire Area and as such, as identified in the previous circulation section, it is critical that emergency vehicles responding to the future residential community have sufficient access. Residential fuel modification areas and other fire prevention measures will be further analyzed during the design review of the project.
Transportation	None at this time
EPD	None at this time
Fire	None at this time
Flood	None at this time
Building and Safety	None at this time
Geologist	None at this time

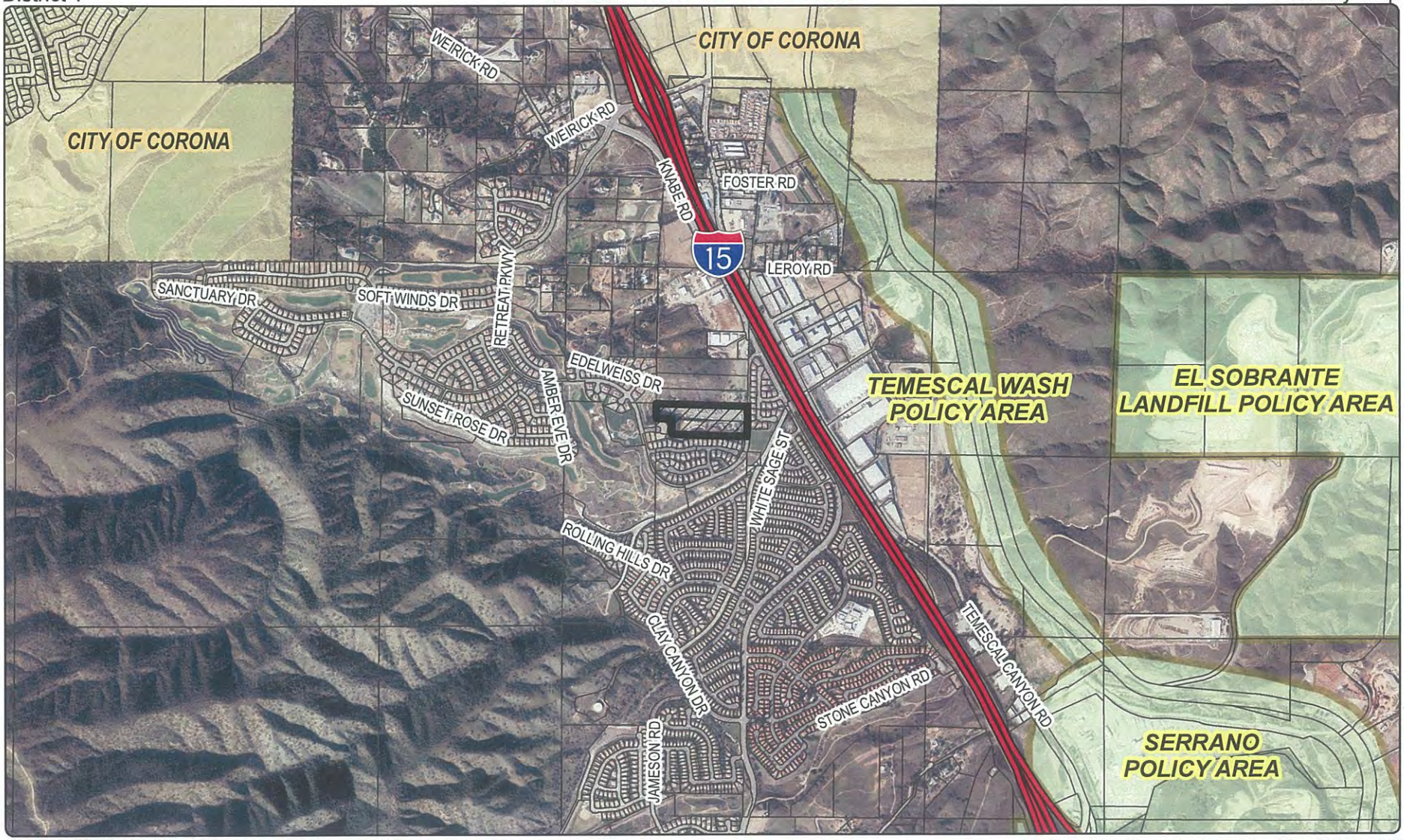
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07821 GPA01137 TR35249

VICINITY/POLICY AREAS

Supervisor Jeffries
District 1

Date Drawn: 03/13/2014
Vicinity Map



Zoning Area: Glen Ivey
Township/Range: T4SR6W
Section: 28

Assessors Bk. Pg. 282-180
Thomas Bros. Pg. 804 B2
Edition 2011

N

0 1,000 2,000 4,000 6,000
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 exis ting 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

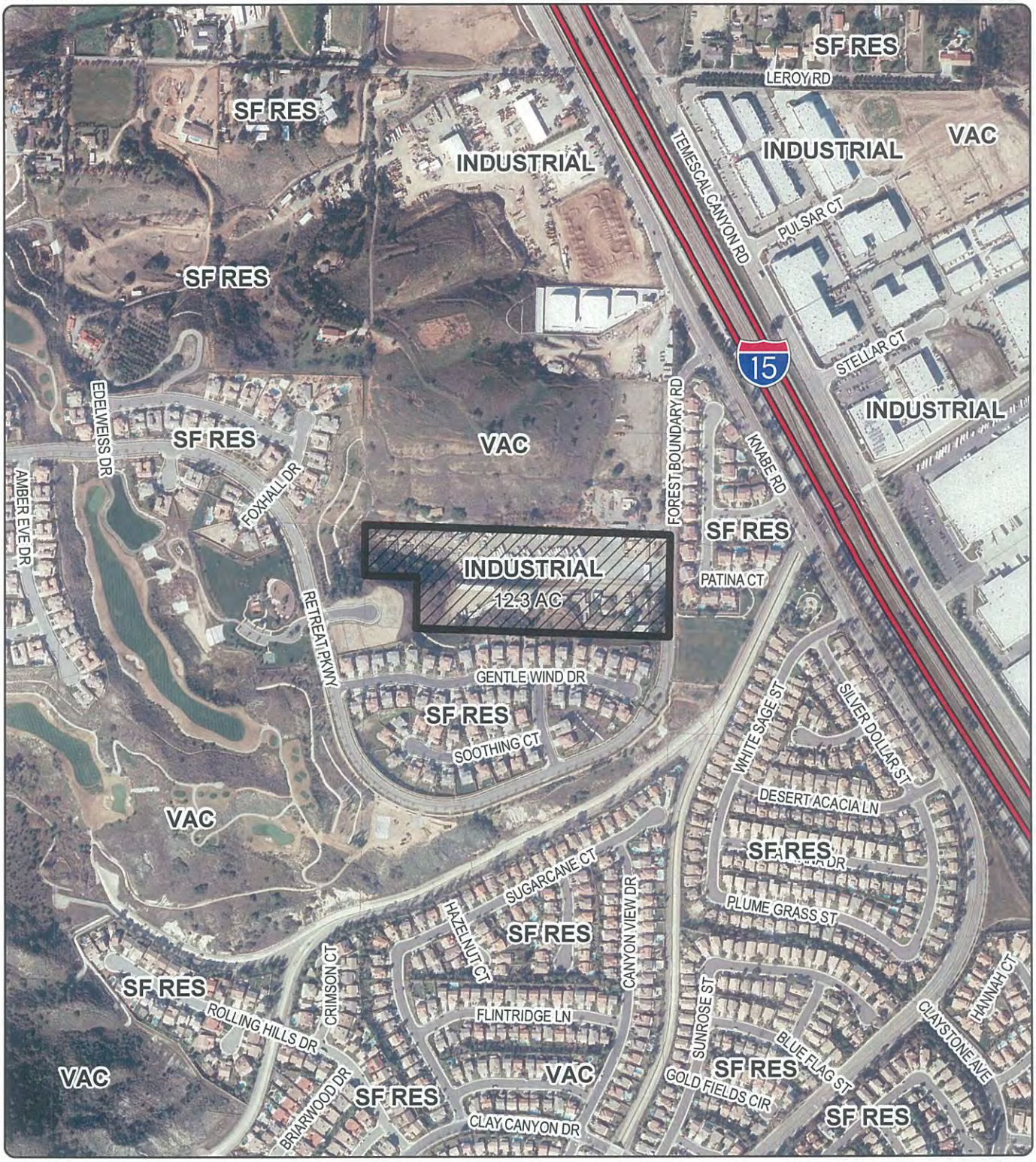
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07821 GPA01137 TR35249

LAND USE

Supervisor Jeffries
District 1

Date Drawn: 03/13/2014
Exhibit 1



Zoning Area: Glen Ivey
Township/Range: T4SR6W
Section: 28

Assessors Bk. Pg. 943-14
Thomas Bros. Pg. 959 G1
Edition 2009

N

0 300 600 1,200 1,800
Feet

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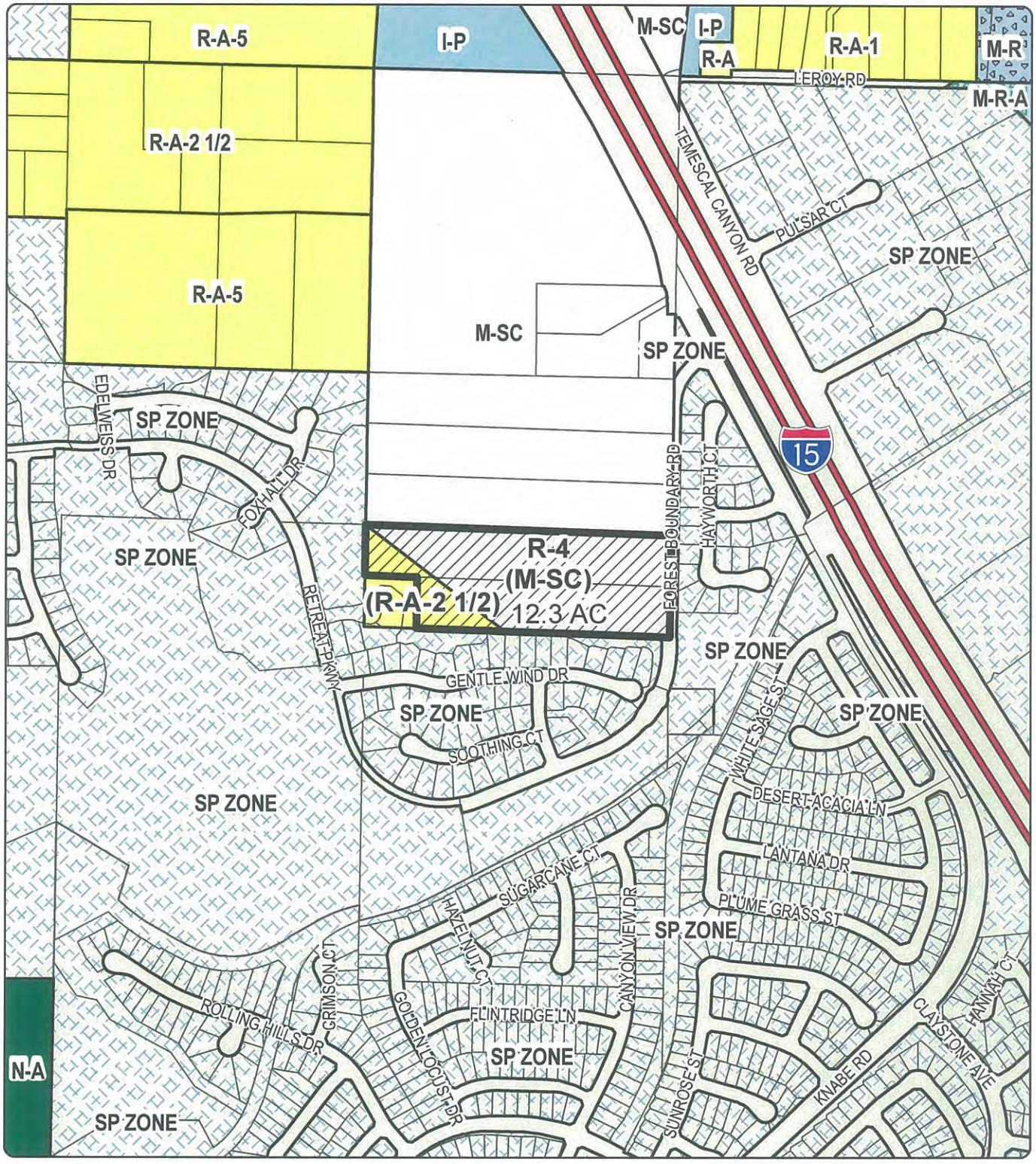
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07821 GPA01137 TR35249

Supervisor Jeffries
District 1

PROPOSED ZONING

Date Drawn: 03/13/2014
Exhibit 3



Zoning Area: Glen Ivey
Township/Range: T4SR6W
Section: 28

Assessors Bk. Pg. 282-180
Thomas Bros. Pg. 804 B2
Edition 2011

N

0 300 600 1,200 1,800
Feet

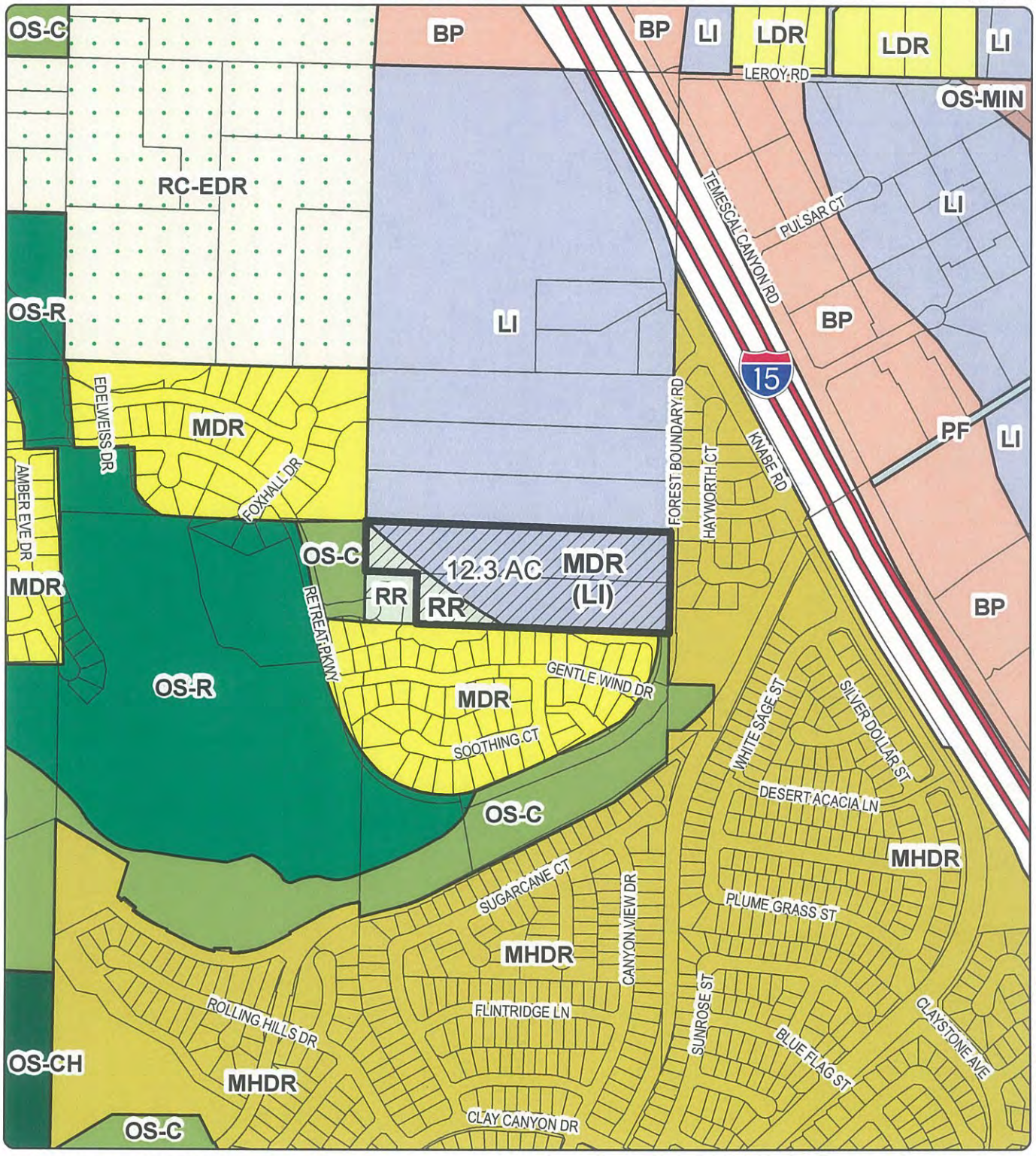
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07821 GPA01137 TR35249

PROPOSED GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 03/13/2014
Exhibit 6



Zoning Area: Glen Ivey
Township/Range: T4SR6W
Section: 28

Assessors Bk. Pg. 282-180
Thomas Bros. Pg. 804 B2
Edition 2011

N

0 300 600 1,200 1,800
Feet

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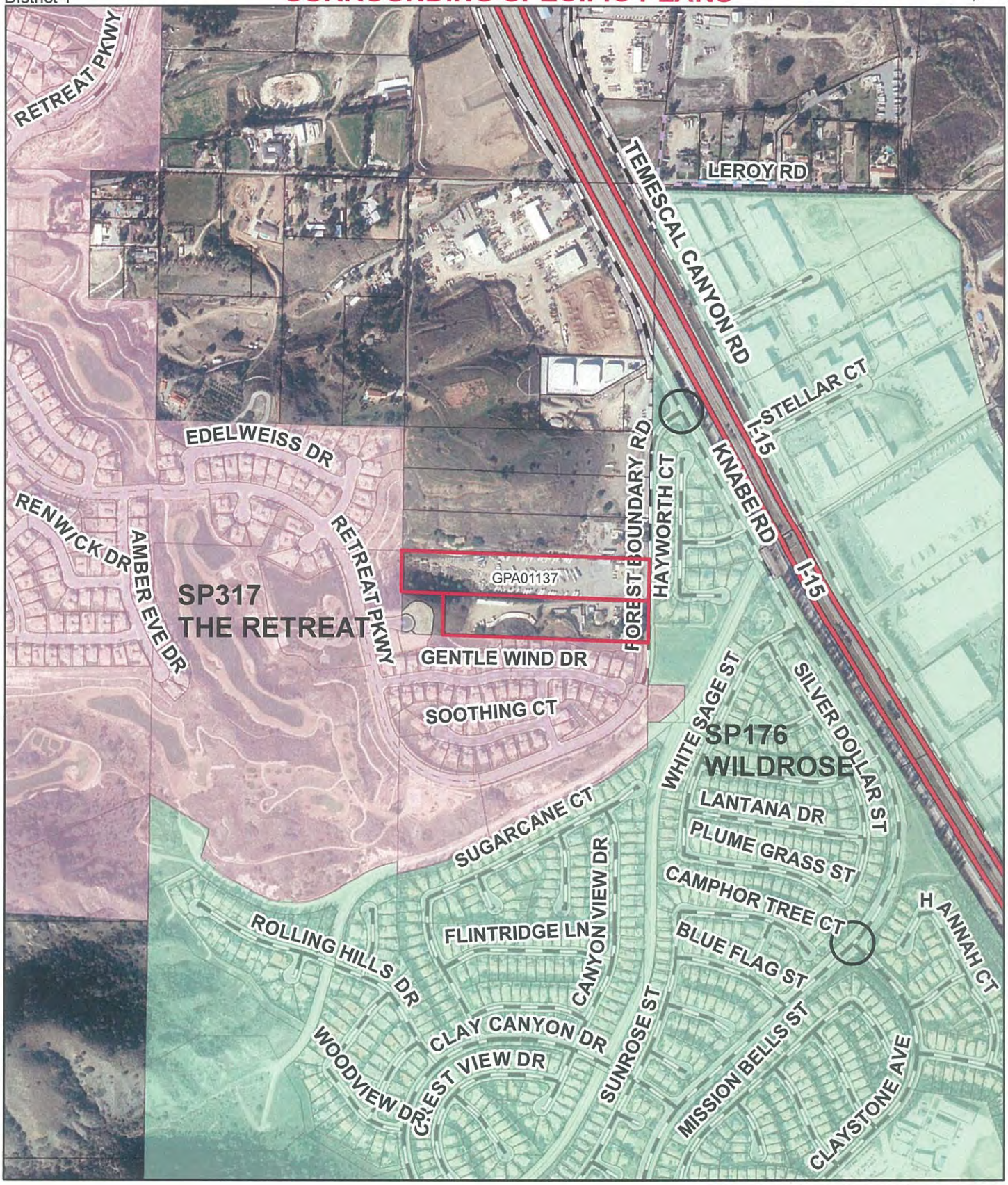
Exhibit 7

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ7821 GPA1137 TR35249
SURROUNDING SPECIFIC PLANS

Supervisor Jeffries
District 1

N



Feet
0 335 670 1,340
1 inch = 667 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by prull on 3/14/2014

Exhibit 8

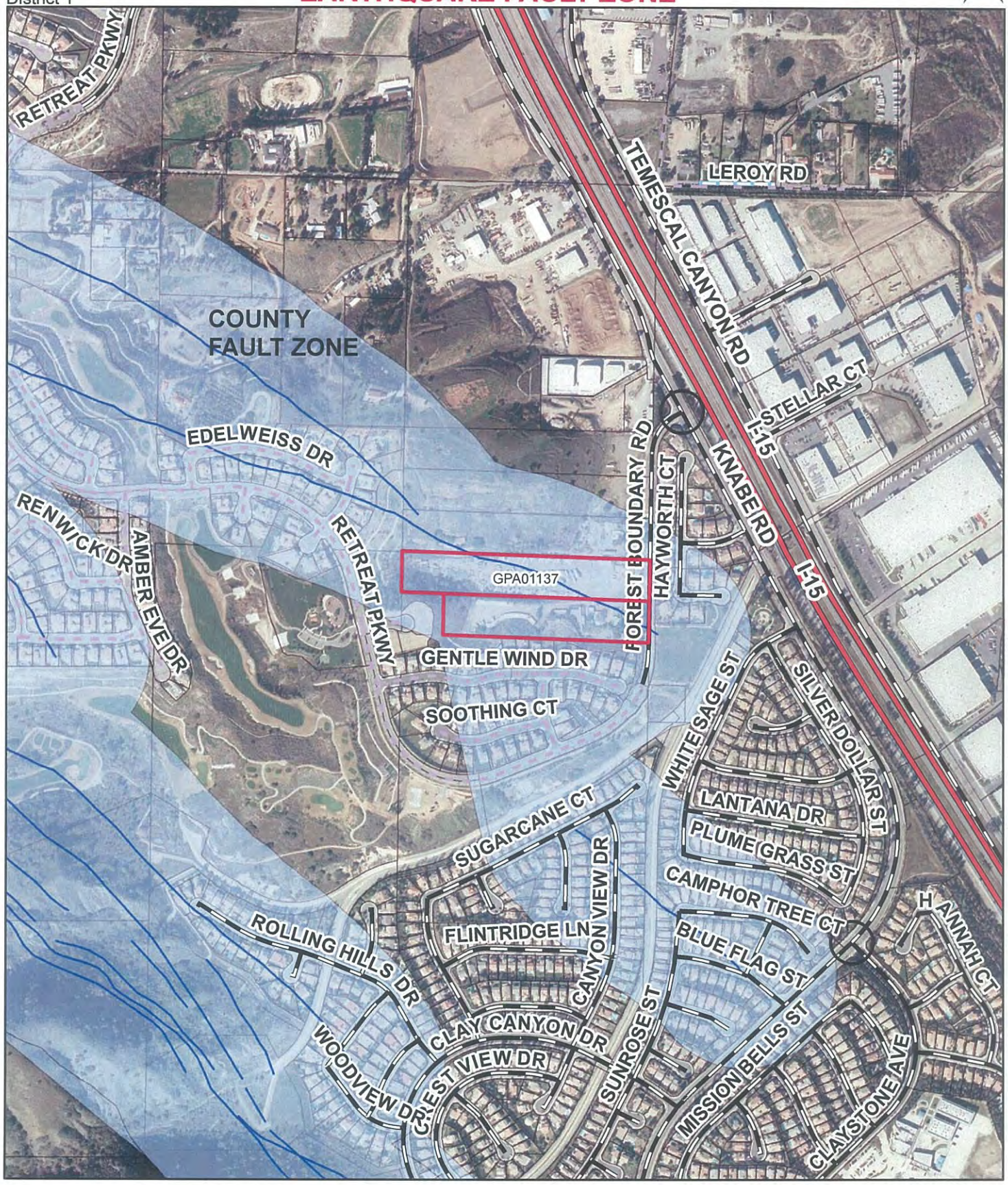
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ7821 GPA1137 TR35249

EARTHQUAKE FAULT ZONE

Supervisor Jeffries
District 1

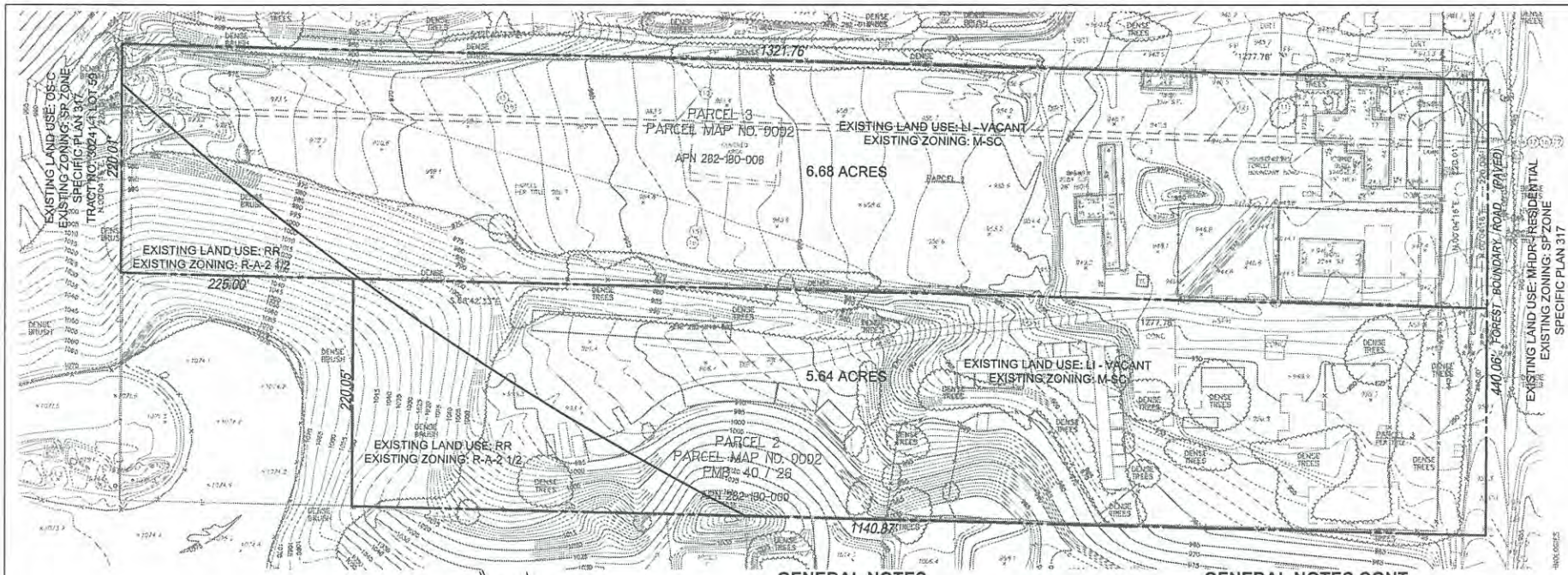
N

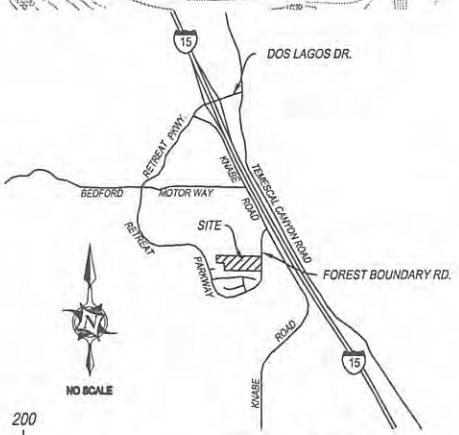


0 335 670 1,340 Feet

1 inch = 667 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by prull on 3/14/2014





VICINITY MAP

GENERAL NOTES

1: APPLICANT: RANCHO WAY, LLC AND CENTENNIAL PARKWAY, LLC
111 THEORY, SUITE 250
IRVINE, CA 92617
PHONE: (949) 463-1329

2: LAND OWNERS: RANCHO WAY, LLC AND CENTENNIAL PARKWAY, LLC
111 THEORY, SUITE 250
IRVINE, CA 92617
PHONE: (949) 463-1329

AND

MEL AND SUSAN VANDER MOLEN FAMILY TRUST
22281 SILVERPOINTE LOOP
CORONA CALIFORNIA, CA 92883
PHONE: (949) 463-1329

3: MAP PREPARER: MAYERS AND ASSOCIATES.
CIVIL ENGINEERING, INC.
19 SPECTRUM POINTE DRIVE, SUITE 609
LAKE FOREST, CA 92630
PHONE: (949) 599-0870 FAX: (949) 599-0880

4: LEGAL DESCRIPTION: PARCEL 3 AND LETTERED LOT C AS SHOWN BY PARCEL MAP 9092 ON FILE IN BOOK 40 PAGE 26 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2 AND LETTERED LOT B AS SHOWN BY PARCEL MAP 9092 ON FILE IN BOOK 40 PAGE 26 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

GENERAL NOTES CONT.

5: EXISTING GENERAL PLAN: L.I.. (LIGHT INDUSTRIAL)

6. PROPOSED GENERAL PLAN: MDR - MEDIUM DENSITY RESIDENTIAL (2 - 5 DU/AC)

7: AMEND PARCELS 2 AND 3 FROM LIGHT INDUSTRIAL TO MEDIUM DENSITY RESIDENTIAL (2 - 5 DU/AC).

8. PROJECT ACREAGE: 12.3 AC. GROSS/NET

9: ALL EXISTING BUILDINGS ARE TO BE REMOVED.

10; THOMAS BROS. MAP: 2005 SAN BERNARDINO AND RIVERSIDE COUNTIES PAGE 804 B-2, C-2.

ALL PROPERTIES INCLUDED IN THIS SITE PLAN ABUT A PUBLIC STREET.

DATE: MARCH 3, 2014

SITE PLAN
TTM 35249
E.A.# XXXXX

MAYERS & ASSOCIATES
CIVIL ENGINEERING, Inc.
PLANNING • ENGINEERING • SURVEYING
19 Spectrum Pointe Drive • Suite 609 Lake Forest, CA 92630
(949) 599-0870 • (949) 599-0880 Fax • www.mayerscivil.com

Dwg. Revision Date: 03/14/2014 BY: J.C. PLOT DATE: 04/02/2013

CASE #: GPA1137
DATED: 3/11/14
PLANNER: P. RULL

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: GPA01137 DATE SUBMITTED: _____

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: RANCHO WAY LLC & CENTENNIAL PKWY, LLC E-Mail: Doug@tdacdev.com

Mailing Address: 111 THEORY, SUITE 250 (*Street*)

IRVINE (*City*) CA (*State*) 92617 (*ZIP*)

Daytime Phone No: (949) 463-1329 Fax No: (714) 434-6101

Engineer/Representative's Name: MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. E-Mail: Dmayers@mayerscivil.com

Mailing Address: 19 SPECTRUM POINTE DRIVE, SUITE 609 (*Street*)

LAKE FOREST (*City*) CA (*State*) 92630 (*ZIP*)

Daytime Phone No: (949) 599-0870 Fax No: (949) 599-0880

Property Owner's Name: RANCHO WAY LLC & CENTENNIAL PKWY, LLC E-Mail: Doug@tdacdev.com

Mailing Address: 111 THEORY, SUITE 250 (*Street*)

IRVINE (*City*) CA (*State*) 92617 (*ZIP*)

Daytime Phone No: (949) 463-1329 Fax No: (714) 434-6101

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.

DOUG WOODWARD
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.

See Next Page

Rancho Way LLC & Centennial Pkwy, LLC
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Mel & Susan Vander Molen Trust
PRINTED NAME OF PROPERTY OWNER(S)

Mel Vander Molen
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): 282-180-006 and 282-180-009

Section: 28 Township: 4S Range: 6W

Approximate Gross Acreage: 12.32 acres

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.

DOUG WOODWARD

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.

Rancho Way LLC & Centennial Pkwy, LLC

PRINTED NAME OF PROPERTY OWNER(S) *SIGNATURE OF PROPERTY OWNER(S)* (NIMA TAGHAVI)

Mel & Susan Vander Molen 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): 282-180-006 and 282-180-009

Section: 28 Township: 4S Range: 6W

Approximate Gross Acreage: 12.32 acres

General location (nearby or cross streets): North of Retreat Parkway, South of Motor Way, East of Retreat Parkway, West of Forest Boundary Road.

Thomas Brothers map, edition year, page number, and coordinates: 2005, P. 804, B-2, C-2

Existing Zoning Classification(s): M-SC (Manufacturing-Service Commercial)

Existing Land Use Designation(s): L1 (Light Industrial)

Proposal (describe the details of the proposed general plan amendment):

Change the Zoning to R-4 (Planned Residential) and the Land Use to MDR (Medium Density Residential)

Related cases filed in conjunction with this request:

Application for Zone Change and Tentative Tract Map 35249

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes ☑ No ☐

Case Nos. Parcel Map 9092

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	x	
Gas Company	SOUTHERN CALIFORNIA GAS COMPANY	x	
Telephone Company	SBC & VERISON	x	
Water Company/District	LEE LAKE WATER DISTRICT	x	
Sewer District	LEE LAKE 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) _____

Rancho Way LLC
111 Theory, Suite 250
Irvine CA 92617

Mayers and Associates
19 Spectrum Pointe Dr, Suite 609
Lake Forest CA 92630

Rancho Way LLC
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Lake Forest CA 92630

Agenda Item No.: 3.1
Area Plan: Temescal Canyon
Zoning District: Glen Ivy Area
Supervisorial District: First
Project Planner: David L. Jones
Planning Commission: April 16, 2014

RECLAMATION PLAN NO. 135
ORDER TO COMPLY PROGRESS UPDATE
Environmental Assessment No. N/A
Applicant: Mission Clay Products
Engineer/Representative: Ken Garrett

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Reclamation Plan No. 135 Order to Comply (OTC) was issued October 15, 2013 by the Planning Director, pursuant to County Ordinance No. 555 and the relevant sections of California Surface Mining and Reclamation Act (SMARA), in response to the owner's/operator's lack of response to the County's November 13, 2012 Notice of Violation (NOV) for issues identified during the County's October 4, 2012 annual inspection of the mine. The violations include mining outside of the limits of the approved reclamation plan, over-steepened mine slopes, excessive erosion, and material cast into a water course among others (see attached Notice and Order to Comply). This OTC was also issued in response to the owner's/operator's lack of response to the County's August 22, 2013 Notice of Violation (NOV) for not timely filing their application for their annual SMARA Inspection, not submitting annual updated financial assurance cost estimates (FACE), and not providing proof of payment to the Office of Mine Reclamation (OMR) among others (see attached Notice and Order to Comply).

County Ordinance No. 555 Section 10.b. requires a public hearing at the County's Planning Commission wherein the Planning Commission shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. The Planning Commission may also revoke or suspend the operator's permit in accordance with the procedures set forth in Section 7 of this ordinance.

On December 4, 2013, The Planning Commission heard testimony from County Planning Staff (staff) and the mine owner, discussed the OTC, and voted to continue the hearing to January 15, 2014. On January 15, 2014, upon staff's recommendation, the Planning Commission voted to set aside the OTC and directed staff to provide an update for the mining operation at the April 16, 2014 Planning Commission hearing.

The project is located East of Interstate 15, West of Temescal Canyon Wash, South of Dawson Canyon Road, 2 miles North of Indian Truck Trail.

ISSUES OF POTENTIAL CONCERN:

Although there has been progress made by the mine owner in correcting some of the most pressing issues and the operator has engaged a mining consultant to assist in correcting some of the physical site violations and to assist in preparation of the revised reclamation plan, the financial assurance for this mine has yet to be increased and progress relative to the mine operations revised reclamation plan has apparently stalled waiting for resolution of the short term corrective measures plan.

FINDINGS: The following findings are a summary of the activities performed subsequent to the January 15 Planning Commission hearing relative to the issues and corrective measures enumerated in the original OTC:

1. *Mining Outside of Approved Mining Reclamation Plan*
   The mine operator's mining consultant has begun preparation of a revised reclamation plan for this site. A draft of the revised reclamation plan is reportedly in progress, but no amended exhibits have been submitted to the County as of this writing. A draft time-line schedule provided by the mine owner's consultant indicates a draft reclamation plan would be submitted for County review in July 2014.

2. *Over-steepened Slopes* and *Tailings/Fill Material Side Cast*
   The mine operator's mining consultant produced a draft "Preliminary Grading Approach..." report dated January 14, 2014. This report addresses drainage areas, slope stability and erosion control measures. At the request of the mine owner, a site visit was conducted February 24, 2014 between the owner, a grading contractor and the County's Chief Engineering Geologist. The purpose of the site visit was to discuss proposed slope repairs and retention basin sizing pursuant to the Preliminary Grading Approach report. Subsequent to the site visit, staff met with County Transportation Department staff to discuss retention basin design and then issued comments to the mine owner, March 12, 2014, regarding the consultant's retention basin sizing calculations. The County has not received response to comments as of this writing.

3. *Non-filing of Annual SMARA Inspection Application*
   The required inspection was conducted and the fees associated with the inspection have been paid.

4. *Updated Financial Assurance Cost Estimate*
   Although there has been progress made by the mine operator in correcting some of the most pressing issues at the site and the operator has engaged a mining consultant, the financial assurance has not been increased as of this writing.

CONCLUSIONS: The following conclusions are based on the activities performed at this site subsequent to the January 15 Planning Commission hearing and the current status of the mine site:

1. The existing mining operation remains in violation of its approved reclamation plan.

2. The existing mining operation remains in violation of SMARA and County Ordinance No. 555 relative to the need for increased financial assurance.

3. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for a revised reclamation plan application. A revised schedule for submittal of this plan should be obtained.

4. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for an updated financial assurance cost estimate and associated financial assurance mechanism. The operator must submit an increase to their financial assurance, or a new total amount financial assurance, to accommodate reclamation of the existing and next year's planned disturbances.

RECOMMENDATIONS:

AFFIRM THE ORDER TO COMPLY WITH APPROPRIATE CHANGES TO THE PRESCRIBED PERFORMANCE DEADLINES AND DIRECT STAFF TO PROVIDE THE PLANNING COMMISSION A PROGRESS UPDATE FOR THE MINING OPERATION AT THE JUNE 18, 2014 PLANNING COMMISSION HEARING.

INFORMATIONAL ITEMS:

1. A few telephone conversations have been held with the mine owner and his consultants, a few e-mail communications have been sent to the mine owner and one site visit has been accomplished since the January 15, 2014 Planning Commission hearing.

2. Staff has provided verbal comments to the mine owner with regard to the protracted length of time required to accommodate many facets of the schedule and the time line schedule provided by his consultant. Staff and the mine owner are working together to shorten the overall schedule for compliance at this site.

3. The revised reclamation plan is anticipated to be submitted for County review and comment by the end of May 2014.

4. The mine site, given the initial remedial actions by the mine owner, suffered only minor erosion during the recent rain events.

5. As of this writing, no letters, in support or opposition have been received.

6. The mine operator (Mission Clay Products) previously submitted an application to revise their reclamation plan but, has not submitted the necessary amended exhibits and deposit based fee to continue processing this application as of this writing.

7. The project site is not located within:
   a. A City;
   b. A County Service Area (CSA);
   c. A dam inundation area;
   d. An area drainage plan;
   e. A 100-year flood plain, an area drainage plan, or dam inundation area;
   f. A fault hazard area;
   g. A high liquefaction hazard potential area

   h. The project site is located within an area classified as MRZ-2 for mineral resources (Areas of Identified Mineral Resource Significance) and MRZ-3 (Areas of Undetermined Mineral Resource Significance).

8. The subject site is currently designated as Assessor's Parcel Numbers 283-200-009, 283-200-010, 283-190-014 and 283-190-027.

9. Existing General Plan Land Use (Ex. #3): Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C),and Open Space – Water (OS-W)

10.	Surrounding General Plan Land Use (Ex. #3):	Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C),and Open Space – Water (OS-W)
11.	Existing Zoning (Ex. #2):	Specific Plan (SP) [SP00353 – Serrano)
12.	Surrounding Zoning (Ex. #2):	Mineral Resources (M-R), Mineral Resources and Related Manufacturing (M-R-A), Manufacturing – Medium (M-M), Scenic Highway Commercial (C-P-S), Specific Plan (SP)
13.	Existing Land Use (Ex. #1):	Mining
14.	Surrounding Land Use (Ex. #1):	Manufacturing to the North, south, Open Space to the South, Interstate 15 to the West, and Open Space to the East.
15.	Project Data:	Total Acreage: 285.66
16.	Environmental Concerns:	CEQA Exempt Case

214

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 27, 2014

SUBJECT: Countywide Design Guidelines – Wall Standards for New Residential Developments; ALL/ALL [$7,500]

RECOMMENDED MOTION: That the Board of Supervisors direct the Planning Department to modify the adopted Countywide Design Guidelines, as recommended by the Planning Commission, for new residential developments to allow for "commercial grade" vinyl or other similar material on side and rear yards not open to public view.

BACKGROUND:

Summary

The TLMA Planning Department has received several requests from the building industry to modify the Countywide Design Guidelines to allow for vinyl fencing or other similar material. Currently, the guidelines as adopted by the Board of Supervisors require masonry or similar material, along the front yard returns, the side, and the rear yard property line. Technological advancements in fencing technology now provide synthetic materials that are aesthetically pleasing, with many design options, and of long-lasting quality, as alternatives to the traditional options of wood or masonry fencing.

(Continued on next page)

Juan C. Perez, TLMA Director/
Interim Planning Director

Departmental Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	$ 7,500	$ N/A	$ $7,500	$ N/A	Consent ☐ Policy ☑
NET COUNTY COST	$ N/A	$ N/A	$ N/A	$ N/A	

SOURCE OF FUNDS: Planning Department Budget/NCC

Budget Adjustment: N/A

For Fiscal Year: N/A

C.E.O. RECOMMENDATION: APPROVE

BY: Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

☐ Positions Added ☐ Change Order
☐ A-30 ☐ 4/5 Vote

Prev. Agn. Ref.: | **District:** All | **Agenda Number:** 3-17

BACKGROUND:
Summary (continued)
Three workshops were conducted at the Planning Commission on May 15, 2013, June 17, 2013, and July 17, 2013. At the first workshop on May 15th, the Commission directed staff to provide more detailed information regarding the durability of the vinyl fencing, cost comparisons to block, lifespan, and impacts of exposure to high temperatures associated in the Coachella Valley.

At the June 17th workshop, a fence contractor provided the Planning Commission with a presentation which addressed the Commission's concerns regarding vinyl fencing. At the conclusion of the second workshop, the Commission directed staff to prepare a scope of service to modify the adopted guidelines to include vinyl fencing or other similar material. At the July 17th workshop, Commissioner Leach volunteered her time to draft proposed text changes and a memorandum to the Board, in order to reduce the cost of preparing the update to the guidelines. The estimated revised budget to complete this task is now a total of $7,500 for staff time and processing costs which includes two public hearings, and staff coordination to complete this task.

The Commission, by a vote of 5-0, supported allowing vinyl fencing or other similar material as an option when the fence is not in public view. A masonry wall would still be required along the front yard returns and where the wall is in public view. County staff will develop a standard of acceptable commercial-grade material.

Please find attached a memorandum from the Planning Commission summarizing the request, the three workshops, and the proposed language change to the Countywide Design Guidelines.

Impact on Citizens and Businesses
During the Planning Commission workshops, it was noted that the vinyl fencing materials and installation is approximately $20 to $30 per lineal foot less than a standard masonry block wall, which will help reduce the cost of home construction, while maintaining the aesthetic standards by utilizing long-lasting, "commercial grade" material.

SUPPLEMENTAL:
Additional Fiscal Information

The estimated cost of $7,500 to complete is mainly for staff time, which is included in the Planning Department's budget. No additional NCC is being requested with this action.

ATTACHMENT

A. Memorandum from the Planning Commission dated August 21, 2013.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

Memorandum

Phone
951 955-3200

Fax
951 955-1811

Date: August 21, 2013

To: Board of Supervisors

From: Planning Commission

RE: Countywide Design Guidelines – Wall Standards for New Residential Developments

The Planning Department has received several requests from the Building Industry to modify the County Wall and Fence Standards to allow for vinyl or other similar material. The Planning Commission agreed that another option for side and rear yard fencing that retains the high quality development standards specified within the Countywide Design Standards was an item worth considering. Three workshops were conducted before the Planning Commission, on May 15, 2013, June 17, 2013 and July 17, 2013 to discuss this request. The Commission asked staff for detailed information regarding durability of the vinyl material, cost comparisons to block, lifespan and exposure to our high desert temperatures.

During our June 17, 2013 workshop we were fortunate enough to have a presentation from Fenceworks, Inc. a fence contractor that installs vinyl fences throughout Southern California. As a contractor that offers a variety of fencing options, they were able to address our above mentioned issues as well as educate us on the vinyl material. In summary; we learned that today's quality vinyl fences generally, have a limited, 50 year to a lifetime warranty; that under normal use includes, rot, peeling, splitting, flaking, blistering, corrosion, abnormal discoloration, etc.

We were pleased to hear that choices for vinyl fencing that were not possible in the past are available today. With a variety of light colors and with the ability to utilize materials that look like natural wood grain, we are no longer limited to a just a white solid vinyl fence.

Our concern regarding heat exposure was addressed as well. We learned that quality vinyl is weather and color consistent tested in Phoenix, Arizona in accordance to ASTM *(American Society for Testing and Materials)* requirements. It was also pointed out that vinyl fencing materials and installation is approximately $20 to $30 per lineal foot less than a standard masonry block wall, depending on style and material.

Subsequent to our three workshops, we unanimously voted to support the request to include solid vinyl fencing as an option within the Countywide Design Guidelines. Therefore, the Planning Commission respectfully requests that the following language, within the Countywide Design Guidelines, adopted by the Board of Supervisors on January 13, 2004, be amended, as follows:

II. RESIDENTIAL

G. Walls and Fencing. Walls and Fencing shall be designed in accordance with the following standards:

- Front yard return walls shall be constructed of masonry (slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

- Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone, solid vinyl or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality, ~~and~~ sufficient durability, and meet minimum standards, with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications which shall be approved by the Planning Department).

- All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block or solid vinyl which is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

- Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block, stucco, or other attractive and durable material.

- Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

- Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron, vinyl or tubular steel.

- Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

- Wrought iron, tubular steel, wood, vinyl, or chain link fences or gates are allowed where a residence is being constructed on a lot of at least 20,000 square feet.

- Wood fencing, where permitted, shall be constructed with galvanized steel posts set in concrete to a minimum depth of 24 inches with domed caps. Wood fencing or other like-material walls are not permitted along reverse frontage areas.

- Community perimeter or theme walls shall be solid walls located where view opportunities are not available. Plain concrete block walls are not permitted along reverse frontage areas. Brick, slump stone, tile, textured concrete, stucco on masonry or steel framing or other material walls which require little or no maintenance are required. Use of ivy or other vegetative material to soften and punctuate the appearance of walls and reduce the likelihood of graffiti is strongly encouraged. The use of capping in conjunction with other vertical design elements to temper the top line of the wall is also encouraged.

- Swimming pool fencing shall meet all County safety provisions of the Building Code. Fences around swimming pools shall have an outside surface free of provisions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five to climb

The definition of a quality vinyl fence was a topic of concern also. The Commission agreed that we need to specify a level of high quality to include in the Countywide Design Guidelines. We were informed that although there are not common terms for levels of qualities, there are standards that must be met for the higher quality fence products. It seems that requiring a minimum standard would let the public know that we are looking for a 'Commercial Grade' product. We have included a standard quality vinyl fence detail that can be utilized by the Planning Department in their review of the required specification submittal.

The Planning Commission has concluded that this modification, maintains the high quality design standards for new residential development specified by the Countywide Design Standards, but allows for variety and project uniqueness; while providing for development cost savings, which in-turn will help reduce the cost of housing within Riverside County.

Note that the Planning Department will continue to review all wall/fence specifications, as indicated in the guidelines. We have included some photos of the potential product for your review.

The Planning Commission wishes to thank-you for your consideration of this item.