

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
May 7, 2009

**SUBJECT: GENERAL PLAN AMENDMENT NO. 934** – Foundation-Regular – Applicant: Wolfskill-Pedrorena Trust – Engineer/Representative: David Leonard - Fifth Supervisorial District - Hemet-San Jacinto Zoning District - San Jacinto Valley Area Plan: Agriculture (AG) (10 Ac. Min), Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), and Open Space: Rural (OS-RUR) (20 Ac. Min.) – Location: Northeasterly of Gilman Springs Road, southerly of Bridge Street, and westerly of Highway 79 - 89.37 Gross Acres - Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Agriculture (AG) and Open Space (OS) to Rural, Rural Community, and Community Development and to amend the land use designation of the subject site from Rural (OS-RUR) (20 Ac. Min) and Agriculture (AG) (10 Ac. Min.), to Rural Residential (RUR:RR) (5 Ac. Min.), Estate Density Residential (RC:EDR) (2 Ac. Min.), and Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) - APN(s): 430-050-019, 430-050-023, 430-050-024

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment as modified by staff from Agriculture to Community Development: Commercial Retail on APN: 430-050-023 based on the attached report. 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.

**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

Ron Goldman  
Planning Director

rg:th

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande  
Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would 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 on 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.

Agenda Item No.: 8.7  
Area Plan: San Jacinto Valley  
Zoning District: Hemet-San Jacinto  
Supervisory District: Fifth  
Project Planner: Michael Harrod  
Planning Commission: April 15, 2009  
Continued from: August 12, 2008

General Plan Amendment No. 934  
Applicant: Wolfskill-Pedrorena Trust  
Engineer/Representative: Hall & Foreman,  
Inc./David Leonard Associates

## COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

### RECOMMENDATIONS:

The Planning Director recommended to tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 934 from Agriculture and Open Space to Rural, Rural Community, and Community Development and to amend the land use designation from Agriculture with a 10 acre minimum lot size (AG) and Rural (OS: RUR) with a 20 acre minimum lot size to Rural Residential (RR) with a 5 acre minimum, Estate Density Residential (RC: EDR) with a 2 acre minimum lot size, and Commercial Retail and the Planning Commission made the comments below. The Planning Director now recommends to adopt an order initiating proceedings for GPA00934 as modified by staff from Agriculture to Community Development: Commercial Retail on APN: 430-050-023 only. For additional information regarding this case, see the attached Planning Department Staff Report(s).

### PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

**Commissioner John Roth:** Mr. Roth commented that the change was premature and that he was more concerned about making the change from Open Space: Rural to Rural Residential and Rural Community: Estate Density Residential than from Agriculture to Commercial Retail

**Commissioner John Snell:** No comment.

**Commissioner John Petty:** Mr. Petty indicated that the area proposed for Commercial Retail would be appropriate due to the faulting issues that impact the site. He added that additional Commercial Retail acreage would allow for better design of the site given the fact that mitigation measures will need to be taken in order to address the existing faulting issues.

**Commissioner Jim Porras:** Mr. Porras recommended initiation of the requested change.

**Commissioner Jan Zuppardo:** Ms. Zuppardo recommended initiation of the requested change given the low threshold for initiating such changes.

**Agenda Item No.: 8.7**  
**Area Plan: San Jacinto Valley**  
**Zoning District: Hemet-San Jacinto**  
**Supervisory District: Fifth**  
**Project Planner: Michael Harrod**  
**Planning Commission: April 15, 2009**  
**Continued from: August 12, 2008**

**General Plan Amendment No. 934**  
**Applicant: Wolfskill-Pedrorena Trust**  
**Engineer/Rep.: Hall & Foreman Inc.**  
**/David Leonard Associates**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT**  
**STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan Foundation Component from Agriculture and Open Space to Rural, Rural Community, and Community Development and the land use designation from Agriculture with a 10 acre minimum lot size (AG) and Rural (RUR) with a 20 acre minimum lot size to Rural Residential, Estate Density Residential (EDR) with a 2 acre minimum lot size, and Commercial Retail for an approximately 89.37-acre property. The project is located northeasterly of Gilman Springs Road, and westerly of Highway 79.

**FURTHER PLANNING CONSIDERATIONS:**

**March 11, 2009**

This item was continued from August 12, 2008 to allow time to meet with the applicant to discuss the proposal and staff met with the applicant's representative on August 21, 2008 and September 16, 2008.

The proposed amendment includes two types of general plan amendments, a Regular Foundation Amendment allowed only every five years, and an Agriculture Foundation Amendment allowed at any time. The Regular Foundation amendment will be discussed first.

The Western Riverside County Multiple Species Habitat Conservation Plan shows that the site is located within four criteria cells (2076, 2077, 2172, and 2173) and three cell group (K, L, & M), although the majority of the site is located in Cells 2172 and 2076 (Cell Group L) and Cell 2173 (Cell Group M). Conservation within Cell Group L & M will contribute to assembly of Proposed Core 3, and conservation will focus on chaparral, coastal sage scrub, riparian scrub, woodland, and forest habitat. These cell groups will connect to cell groups to the north, west, and east. Conservation within cell group L will range from 40% to 50% of the cell group focusing in the northern portion of the cell group. Conservation within Cell Group M will range from 35% to 45% of the cell group focusing in the northern portion of the cell group.

The site is located in the center of Cell Group L, a five cell block, and the project site takes up about 1/2 of the central cell (Cell 2172) and a portion of the cell to the north (Cell 2076) in the area identified for potential conservation. The vegetation on the site is mostly sage scrub with small amounts of chaparral, the type of vegetation targeted for conservation within the cell group. Planning met with staff from the Environmental Programs Department (EPD) to discuss the site. Although the site will require full review under the Habitat Assessment and Negotiation Strategy, this preliminary review by EPD indicates that the MSHCP identifies conservation requirements in this area.

In addition to potential habitat issues, the area proposed to be changed from Open Space Rural to Rural Residential and Estate Density is located in a high fire area, has topographic constraints, may have a high susceptibility to seismically induced landslides and rock fall, has a major drainage crossing the site, and access from Gilman Hot Springs Road may be limited. Additionally, the surrounding area is designated Agriculture, Open Space Rural, or Open Space Conservation. The area is characterized by open space to the northeast and active farming operations to the southwest. There are no similar residential uses anywhere in the area. In general, there are no new conditions or circumstances that

have been identified to justify modifying the general plan from Open Space Rural to Rural Residential or Estate Density Residential Rural Community. The existing designation is appropriate given surrounding land uses and the constraints discussed above.

As for the proposed Agriculture, approximately 53.28 acres would be changed from Agriculture to Commercial Retail under the proposed amendment. The proposed amendment would not be detrimental to the achievement of the purposes of the general plan as it relates to agriculture, however. Approximately 18 acres north of the old Gilman Hot Springs Road alignment is not classified as farmland under the state system. Approximately 35 acres south of the old Gilman springs Road is classified as prime farmland or farmland of statewide importance. However, approximately 16 acres of this is already designated for Commercial Retail use. If developed, it would leave 19 acres and 12 of these acres would be located between potential commercial retail uses and the old Gilman Springs Road alignment. Given the location of existing roadways and the potential for development of the area already designated for commercial uses, it is unlikely that agricultural activity can be sustained at an operation level at this location.

Additionally, the applicant's attorney has indicated that although the same family has owned this property for over 150 years, it has never been farmed (letter dated August 11, 2008). In addition to the issue raised regarding roadways above, rising water costs, the absence of alternate water sources at lower costs, and alkaline soil conditions are cited as impediments to agricultural production on the site.

The expansion of the Commercial Retail designation at the south end of the site would increase the size of the existing Commercial Retail and increase its viability for commercial use. The intersection of State Route 79 and Gilman Hot Springs Road at this location provides access to Moreno Valley, the San Jacinto Valley and the Pass area. Approximately one half mile to the south of this intersection, the Riverside County Transportation Commission has released a preliminary design for an interchange between State Highway 79 and the Ramona Expressway. Although such improvements would not be expected for some time, the expansion of Commercial Retail here and potentially at the north end of the site would increase potential commercial retail opportunities for the public traveling through this area.

There is no specific commercial proposal associated with the requested change from Agriculture to Commercial Retail. Unlike the Foundation amendment request, an Agriculture foundation change may be requested at any time. Once a specific development is contemplated, the applicant would be able to seek the proposed change. Therefore, staff recommends initiation of this change at the time an actual development proposal is to be submitted and so is not recommending initiation at this time. Other issue such as off-ramp improvements to connect Gilman Hot Springs Road and State Route 79, the status of these roads as Eligible Scenic Highways, geological hazards such as faulting, liquefaction, and subsidence would need to be addressed at that time.

#### **RECOMMENDATIONS:**

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 934 from Agriculture with a 10 acre minimum lot size (AG) and Rural (RUR) with a 20 acre minimum lot size to Rural Residential (RR), Estate Density Residential (EDR-RC), and Commercial Retail **would not be appropriate**. The adoption of such an order does not imply that the proposed GPA will be approved

#### **INFORMATION ITEMS:**

1. This project was filed with the Planning Department on February 8, 2008.

2. Deposit based fees charged for this project, as of the time of staff report preparation, total \$6002.34.
3. The project site is currently designated as Assessor's Parcel Number 430-050-019, 430-050-023, and 430-050-024.

**Agenda Item No.: 5.25**  
**Area Plan: San Jacinto Valley**  
**Zoning District: Hemet-San Jacinto**  
**Supervisory District: Fifth**  
**Project Planner: Amy Aldana**  
**Planning Commission: August 12, 2008**

**General Plan Amendment No. 934**  
**Applicant: Wolfskill-Pedrorena Trust**  
**Engineer/Rep.: David Leonard**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT**  
**STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan Foundation and land use designation from "Agriculture" (AG) (10 Ac Min.) and "Open Space: Rural" (OS:RUR) (20 Ac. Min.) to "Community Development: Commercial Retail" (CD:CR) (0.20 – 0.35 Floor Area Ratio)" and "Rural Community: Very Low Density Residential" (RC:VLDR) (1 Ac. Min.) for an approximately 89.37-acre property. The project is located northeasterly of Gilman Springs Road, and westerly of Highway 79.

**POTENTIAL ISSUES OF CONCERN:**

Agriculture has long been established in the San Jacinto Valley region and is a major characteristic of the area. This use is recognized with an Agriculture designation encouraging conservation of productive agricultural lands within the County. The proposed site meets the specifications of the General Plan's 2-½ year Agriculture Foundation amendment review because it is recommending a shift from agricultural purposes to non-agricultural uses.

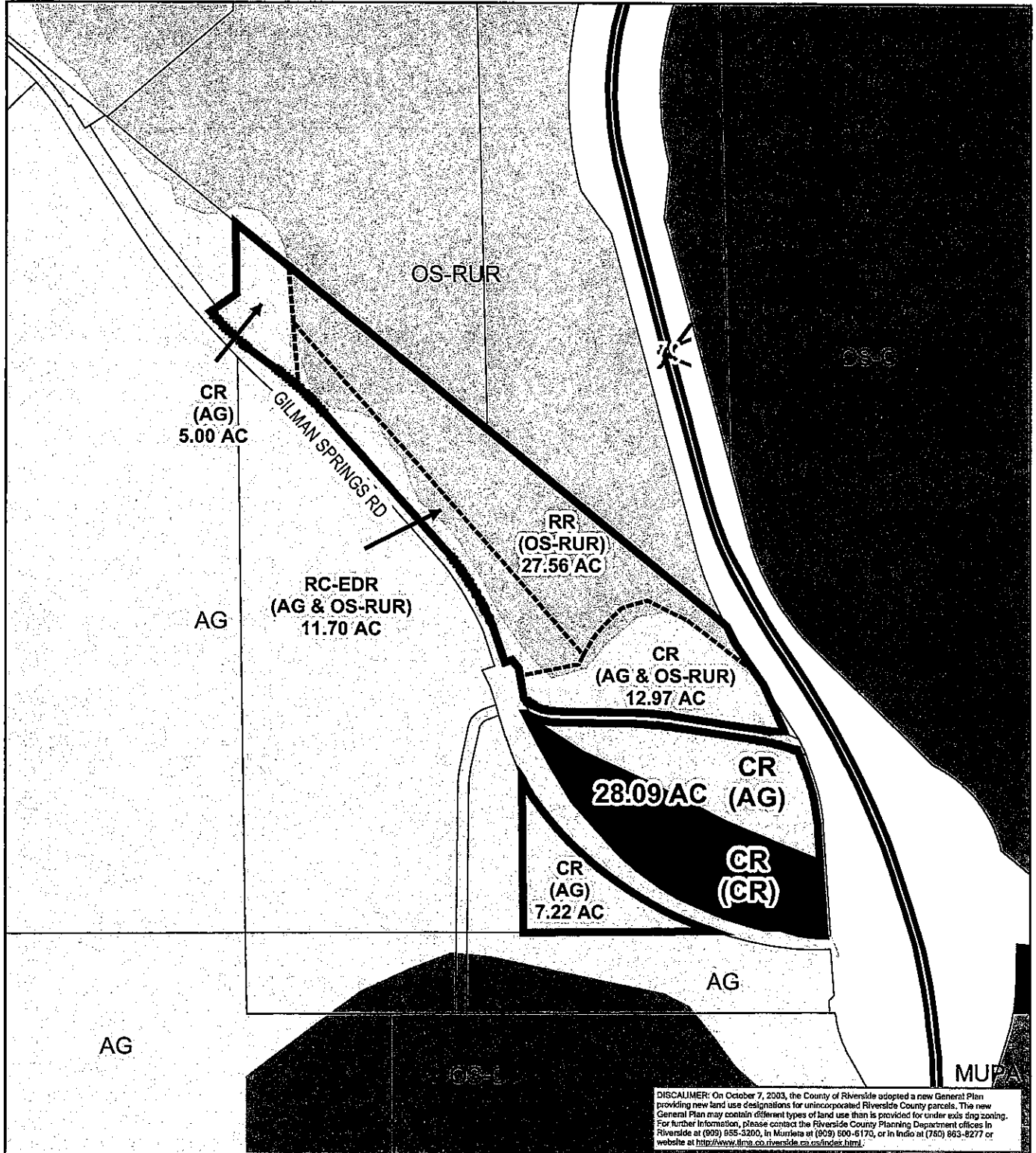
The proposed site, and surrounding parcels, are within numerous MSHCP cell groups supporting vegetation and wildlife native to the area and are at risk from high fire exposures. Preserving natural resources gives meaning to the valley and help define separation between communities. There are no existing commercial uses designated in the area and, therefore, does not support the request for new commercial development. No substantial evidence has been provided to show that new conditions or substances are present to justify the proposed change; therefore, the proposal would be contrary to the existing plan.

Several faults transect the southern parcel of the proposed site, posing a significant threat to life and property and creating an increased potential for seismic hazards and fault rupture. According to the General Plan's Safety Element, the primary technique used to mitigate said hazards is to setback from, and avoid, active faults. If an active fault is present, any structure used for human occupancy shall be setback a minimum of 50' unless otherwise determined by the County Engineering Geologist. Increasing the intensity of the land use at the subject site would create an inconsistency between the land use map/element and the safety element of the General Plan, potentially increasing the possibility of hazardous activities.

**RECOMMENDATIONS:**

Comment to tentatively decline the adoption of an order initiating proceedings for General Plan Amendment No. 934 from Agriculture and Open Space: Rural to Community Development: Commercial Retail and Rural Community: Very Low Density Residential. The adoption of such an order does not imply that the proposed GPA will be approved.

The project site is currently designated as Assessor's Parcel Number 430-050-019, 430-050-023, and 430-050-024.

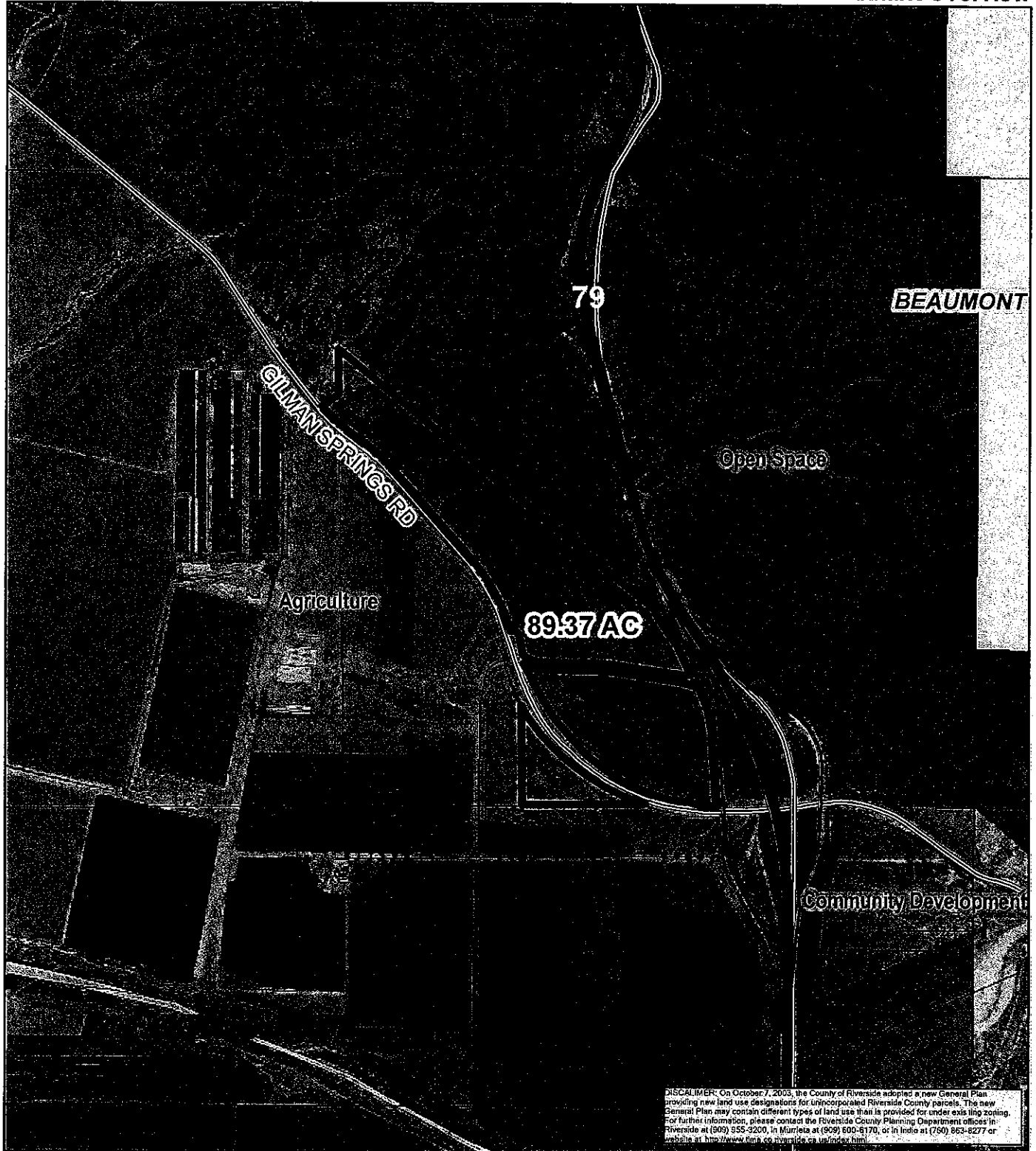


**Zone**  
**District: Hemet-San Jacinto**  
**Township/Range: T4SR1W**  
**Section : 5**

**RIVERSIDE COUNTY PLANNING DEPARTMENT**



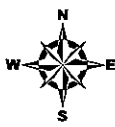
**Assessors**  
**Bk.Pg. 430-05**  
**Thomas**  
**Bros. Pg. 389 E7**



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) 355-9200, in Murietta at (909) 510-5170, or in Indio at (760) 863-8277 or website at <http://www.tpm.ca.gov/riverside.ca.us/index.html>.

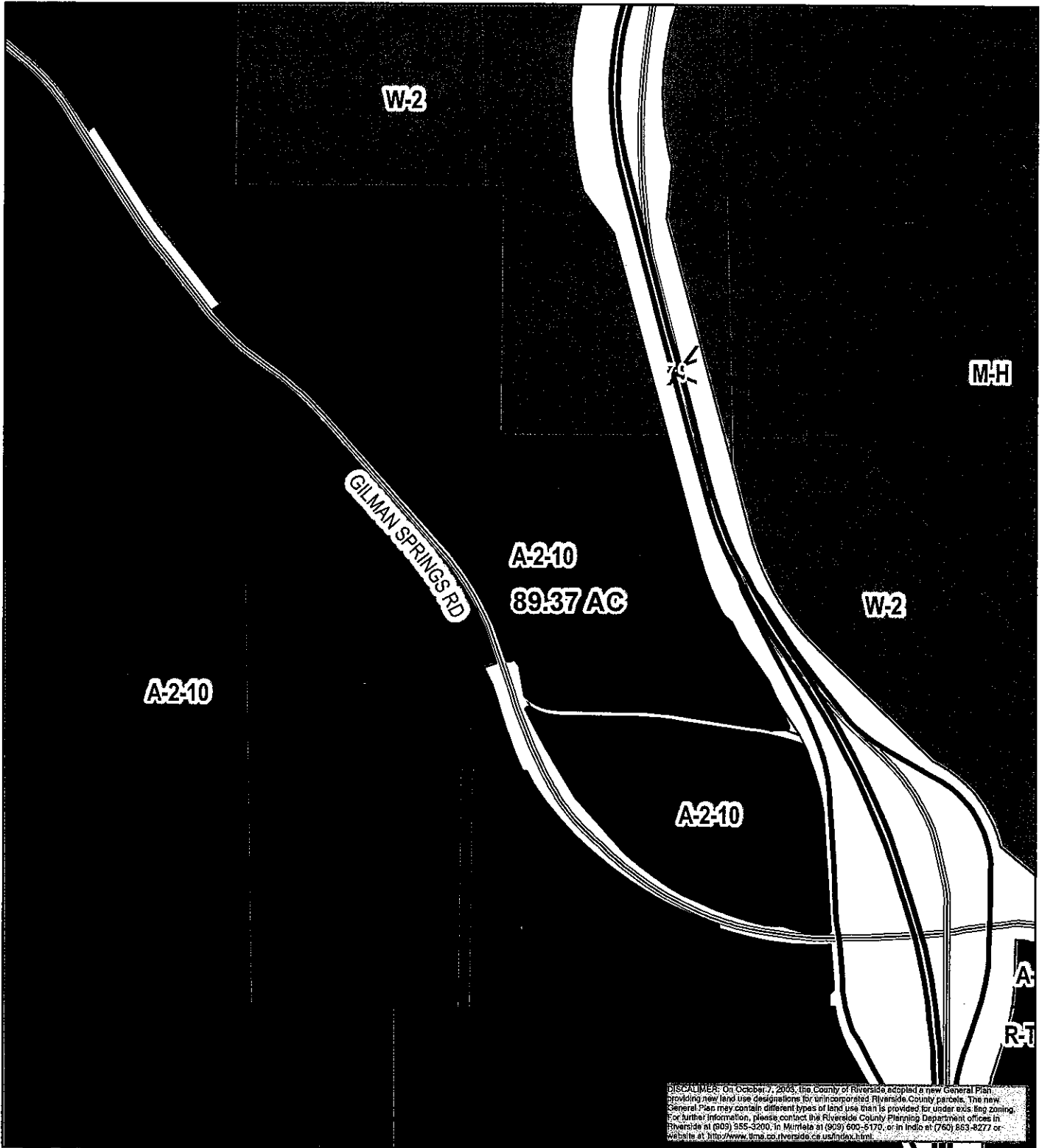
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

District  
Plan: Hemet-San Jacinto  
Township/Range: T4SR1W  
Section: 5



Assessors  
Bk. Pg. 430-05  
Thomas  
Bros. Pg. 389 37





Zone  
District: Hemet-San Jacinto  
Township/Range: T4SR1W  
Section : 5

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 430-05  
Thomas  
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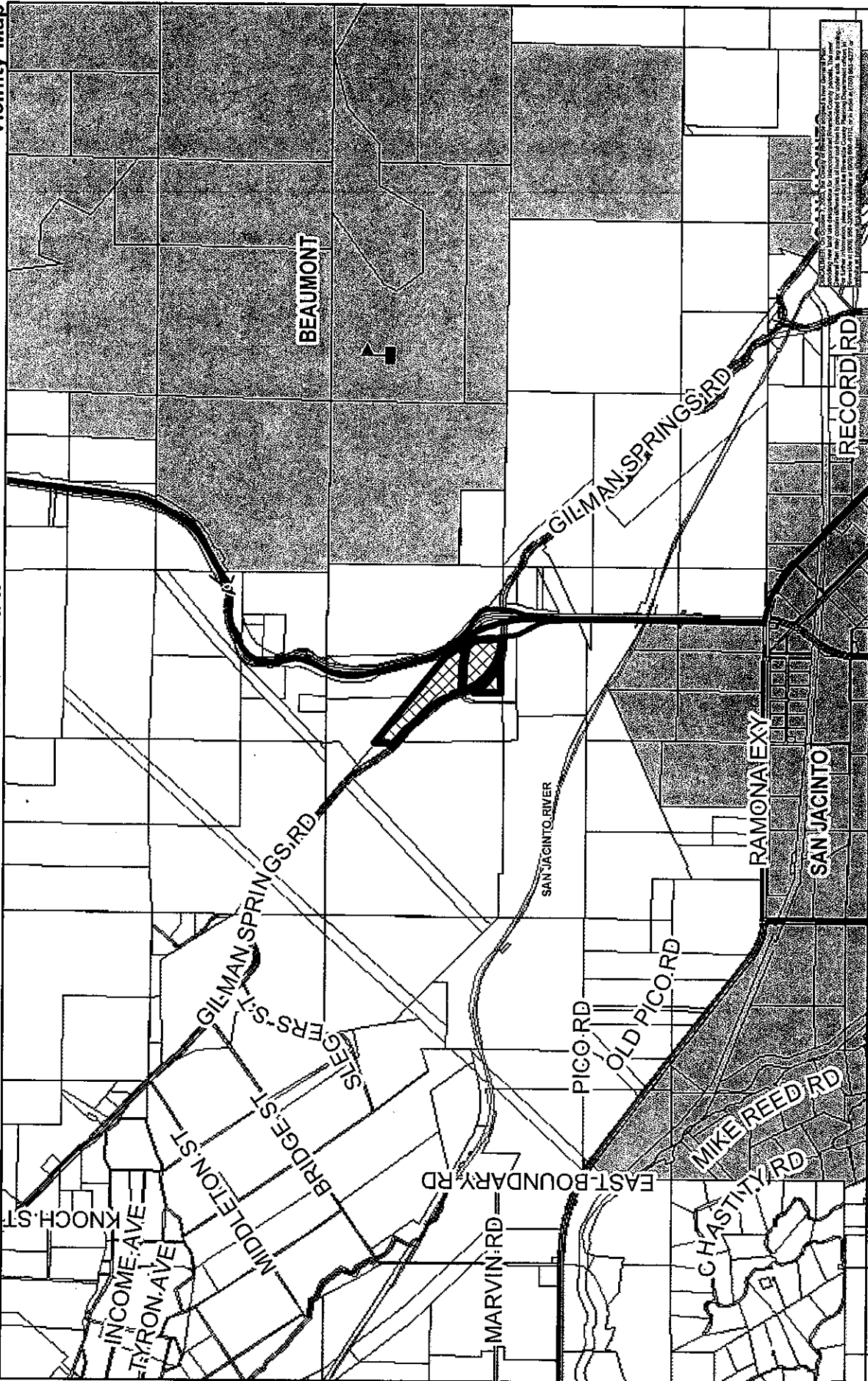


Supervisor Ashley  
District 5

Date Drawn: 2/26/08

# GPA00934 VICINITY MAP

Planner: Amy Aldana  
Date: 3/6/08  
Vicinity Map



Zone

District: Hemet-San Jacinto

Township/Range: T4SR1W

Section : 5

RIVERSIDE COUNTY PLANNING DEPARTMENT

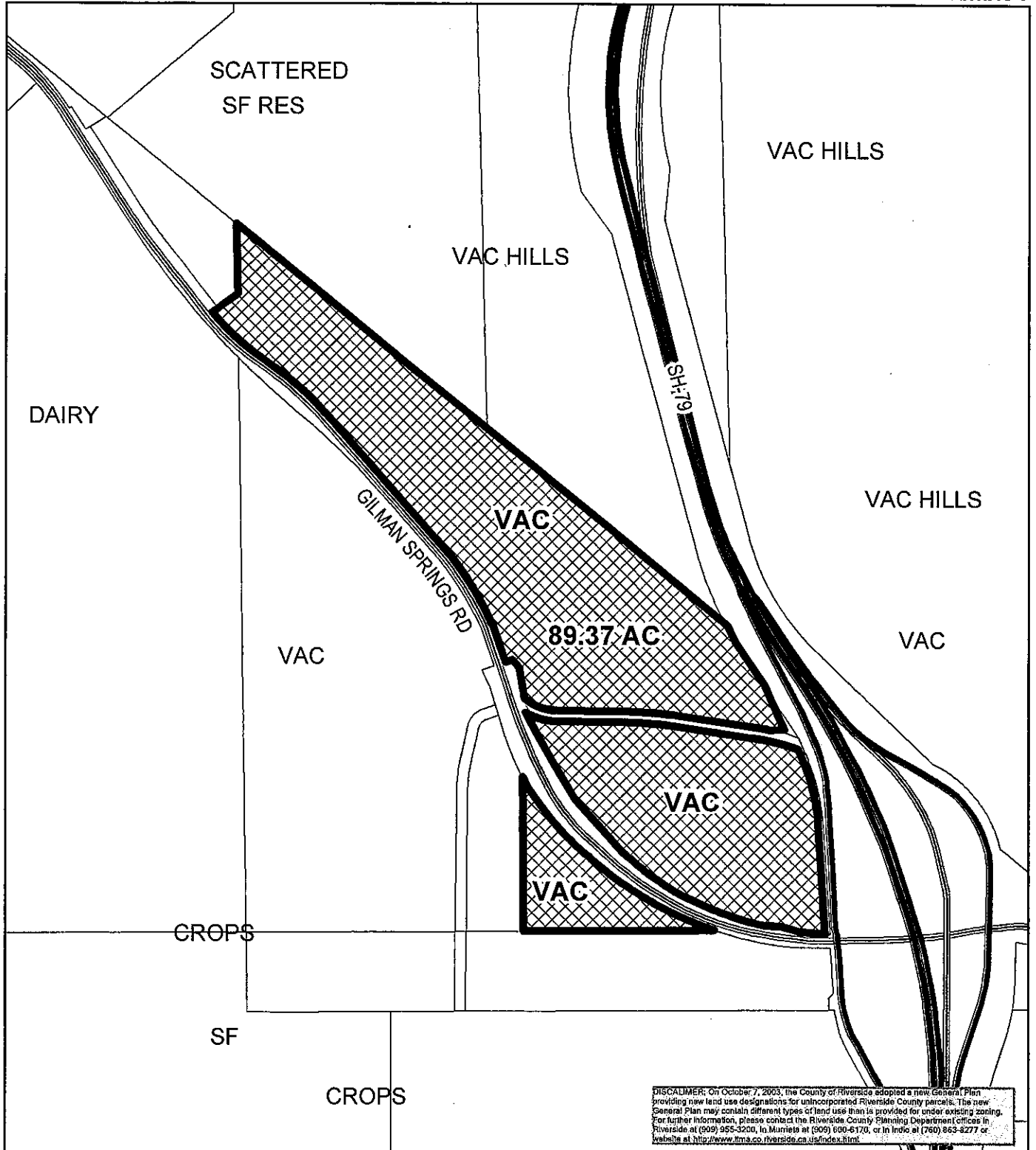
Assessors

Bk. Pg. 430-05

Thomas

28,800 Bros. Pg. 389 E7

Feet



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
District: Hemet-San Jacinto  
Township/Range: T4SR1W  
Section : 5



Assessors  
Bk. Pg. 430-05  
Thomas  
Bros. Pg. 389 E7

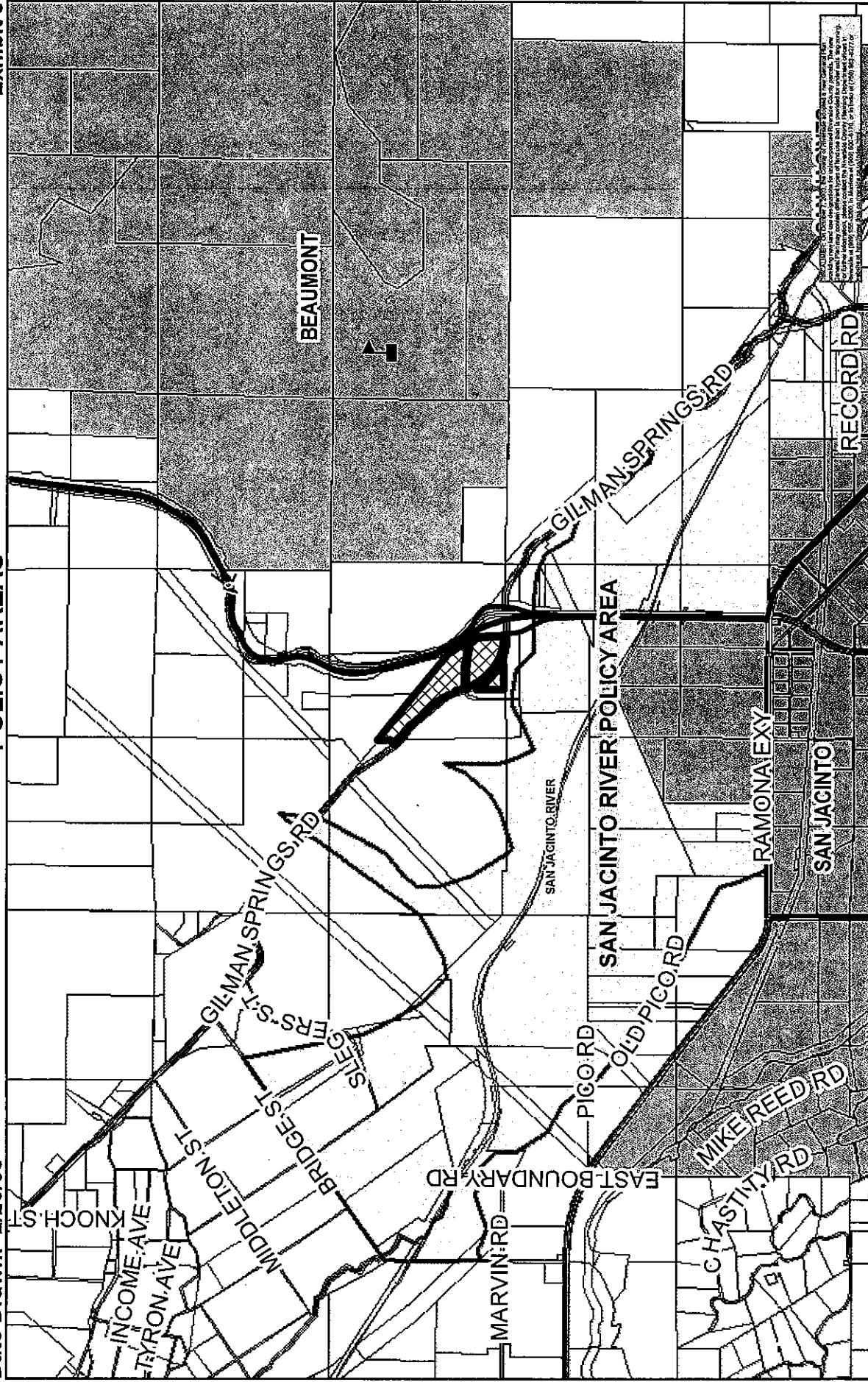


Supervisor Ashley  
District 5  
Date Drawn: 2/26/08

# GPA00934

## POLICY AREAS

Planner: Amy Aldana  
Date: 3/6/08  
Exhibit 8

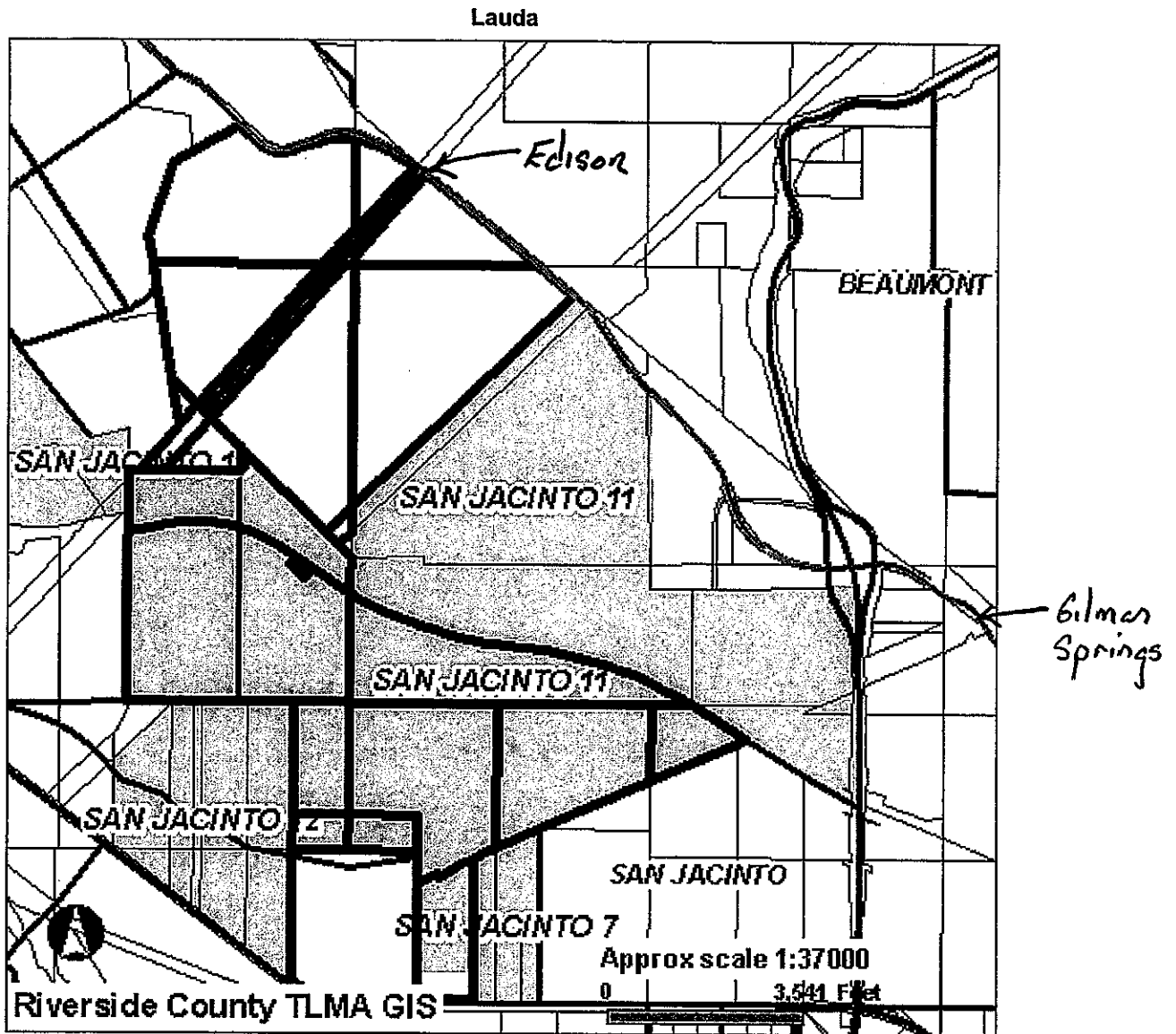


**Zone**  
District: Hemet-San Jacinto  
Township/Range: T4SR1W  
Section : 5

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Assessors**  
Bk. Pg. 430-05  
Thomas  
28,800 Bros. Pg. 389 E7

Feet



Riverside County TLMA GIS

**Selected parcel(s):**

423-240-010 423-240-025 423-240-026 425-080-015 425-080-016 425-080-018 425-080-019  
 425-080-032 425-080-033 425-080-035 425-080-036 425-080-038 425-090-022 425-090-023  
 425-200-019 425-200-020 430-050-010 430-060-020 430-080-004 430-080-010 430-080-011  
 430-110-009

**AGRICULTURE PRESERVE**

- SELECTED PARCEL
- PARCELS
- GILMAN SPRINGS RD
- AGRICULTURE PRESERVE
- NOT COUNTY MAINTAINED STREETS
- CITY BOUNDARY
- COUNTY MAINTAINED STREETS

**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

**OWNER NAME / ADDRESS REPORT**

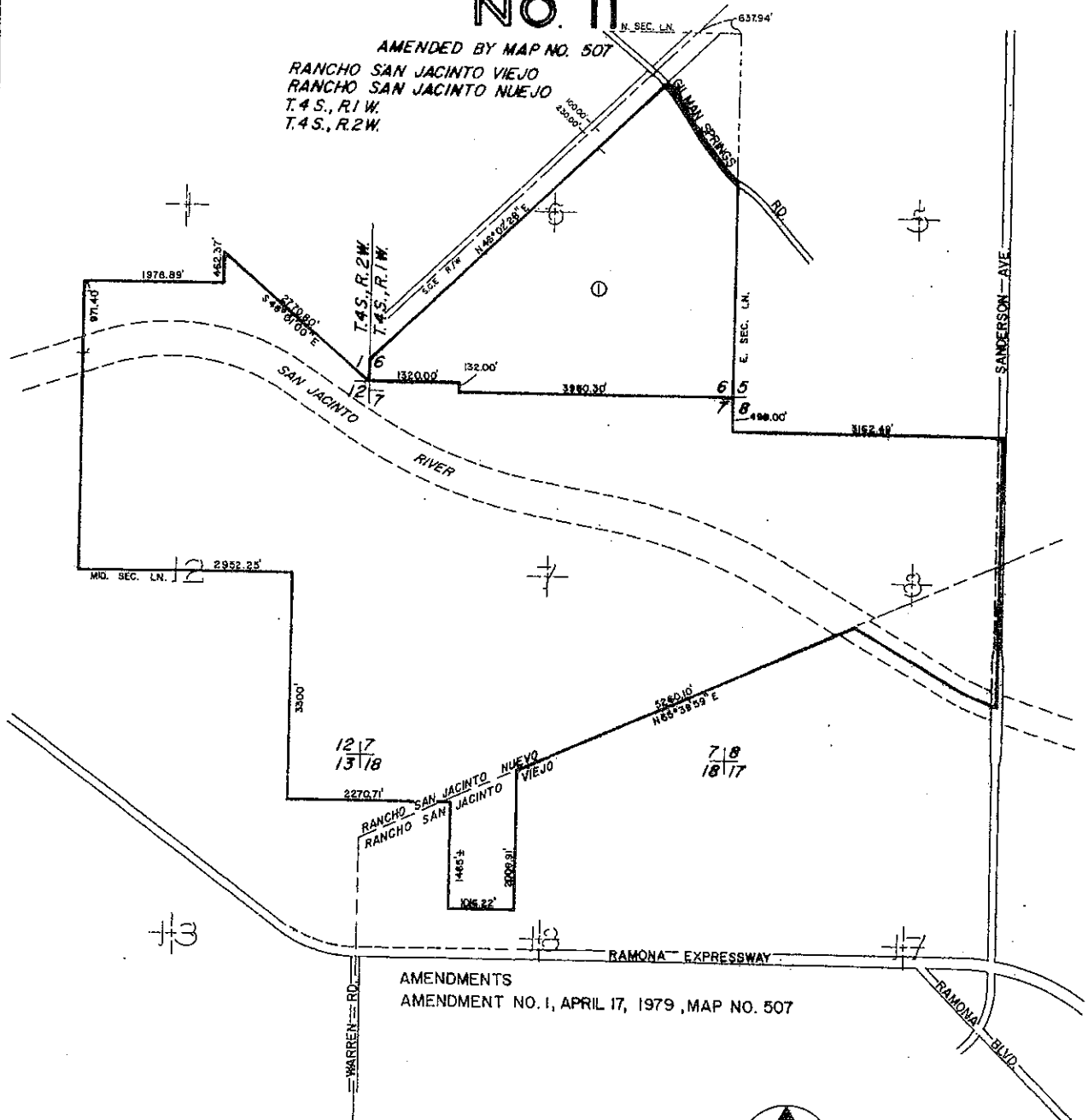
APN(s):

423-240-010-2 423-240-025-6 423-240-026-7 425-080-015-7  
 425-080-016-8 425-080-018-0 425-080-019-1 425-080-032-2  
 425-080-033-3 425-080-035-5 425-080-036-6 425-080-038-8  
 425-090-022-4 425-090-023-5 425-200-019-1 425-200-020-1  
 430-050-010-7 430-060-020-7 430-080-004-5 430-080-010-0  
 430-080-011-1 430-110-009-2

# MAP NO. 400 SAN JACINTO AGRICULTURAL PRESERVE

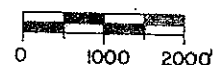
## NO. II

AMENDED BY MAP NO. 507  
RANCHO SAN JACINTO VIEJO  
RANCHO SAN JACINTO NUEVO  
T.4 S., R.1 W.  
T.4 S., R.2 W.



AMENDMENTS  
AMENDMENT NO. I, APRIL 17, 1979, MAP NO. 507

ADOPTED ON FEBRUARY 15, 1977  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.



EXISTING LAND USE: APN 430-050-019, -023 AND -024 VACANT

**AMENDMENT DESCRIPTION:**  
 APN 430-050-019: AMEND THE SAN JACINTO AREA PLAN FROM OPEN SPACE TO RURAL/RURAL RESIDENTIAL ON 27.56 ACRES; RURAL COMMUNITY/ESTATE RESIDENTIAL ALONG THE FRONT 200 FOOT PORTION OF GILMAN SPRINGS ROAD ON 11.70 ACRES; AND COMMUNITY DEVELOPMENT/COMMERCIAL RETAIL ON 17.97 ACRES. APN 430-050-023, 024: AMEND THE SAN JACINTO AREA PLAN FROM AGRICULTURE AND COMMERCIAL TO COMMUNITY DEVELOPMENT/COMMERCIAL RETAIL ON 35.31 ACRES.

GENERAL PLAN DESIGNATIONS	EXISTING	PROPOSED	ACRES
APN 430-050-019	OPEN SPACE & AGRICULTURE	RURAL COMMUNITY, RURAL, COMMUNITY DEVELOPMENT	11.70 27.56 17.97
APN 430-050-023	AGRICULTURE & COMMERCIAL	COMMUNITY DEVELOPMENT	28.09
APN 430-050-024	AGRICULTURE	COMMUNITY DEVELOPMENT	7.22

**ASSESSOR PARCEL NUMBERS AND ACREAGE:**  
 430-050-019 57.23 ACRES  
 430-050-023 28.09 ACRES  
 430-050-024 7.22 ACRES

# GENERAL PLAN AMENDMENT

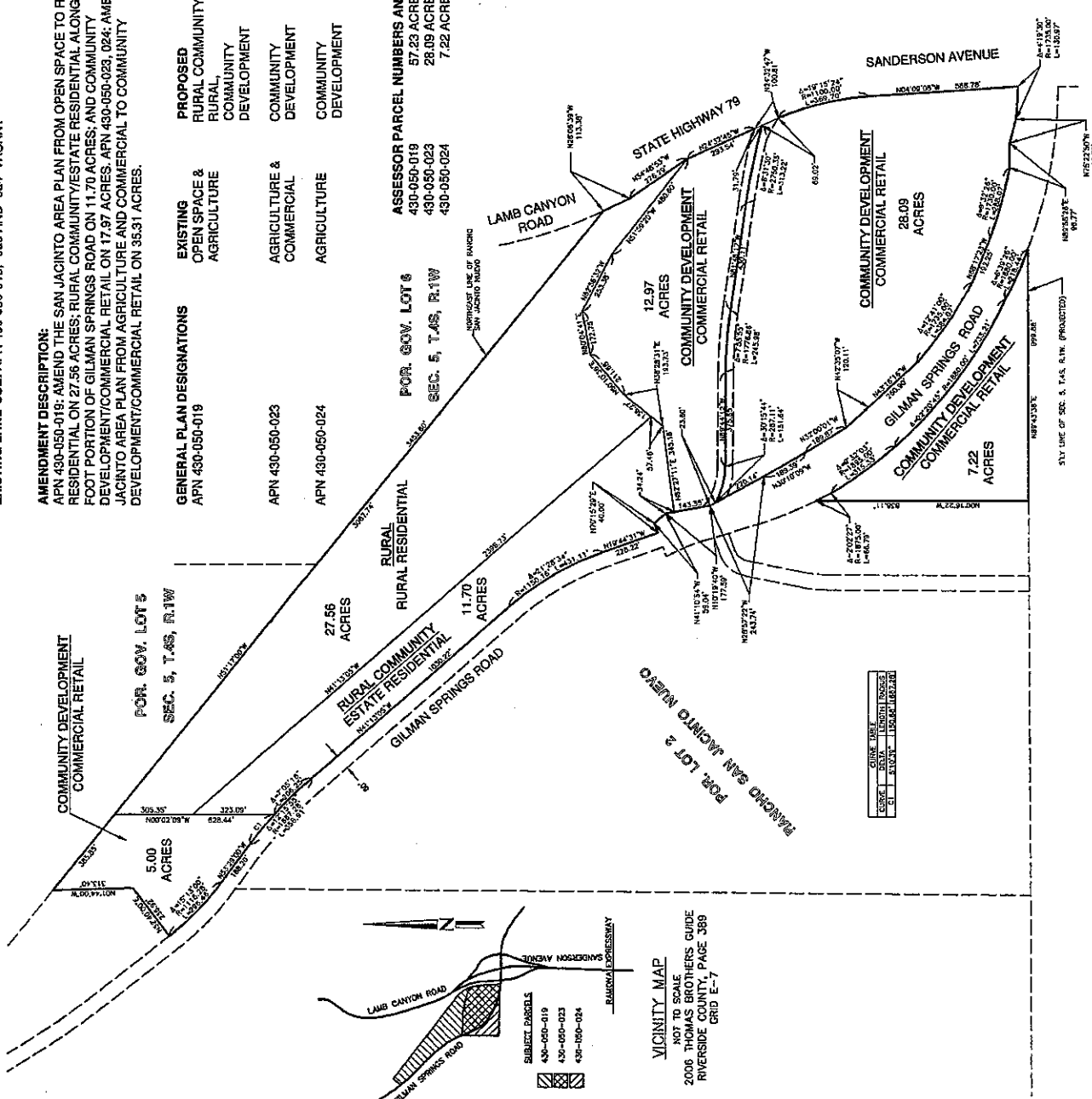
THOSE PORTIONS OF LOT 2 OF THE PARTITION OF THE RANCHO PEDRORENA DE WOLFSKILL, IN THE DECREE OF PARTITION DATED MAY 22, 1891 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SAN DIEGO, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK 178, PAGE 381 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, LYING WITHIN THE PROJECTED LINES OF SECTION 5 AND 6, TOWNSHIP 4 SOUTH, RANGE 3 WEST, S.B.M. JANUARY 2008

**LEGAL DESCRIPTION**  
 APN 430-050-019  
 THAT PORTION OF THE PARTITION OF THE RANCHO PEDRORENA DE WOLFSKILL, IN THE DECREE OF PARTITION DATED MAY 22, 1891 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, IN AND FOR THE COUNTY OF SAN DIEGO, A CERTIFIED COPY OF WHICH WAS RECORDED IN BOOK 178, PAGE 381 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, LYING WITHIN THE PROJECTED LINES OF SECTION 5 AND 6, TOWNSHIP 4 SOUTH, RANGE 3 WEST, S.B.M. JANUARY 2008

**OWNER/APPLICANT**  
 WOLFSKILL PEDRORENA TRUST  
 C/O CONCHITA MARLUSICH  
 622 DE ROMA STREET  
 LA CANA, CA 91011

**PREPARED BY**  
 DAVID LEONARD ASSOCIATES  
 1223 UNIVERSITY AVE., STE. 2  
 RIVERSIDE, CA 92507  
 PH. 951-782-0868

**ENGINEER**  
 PAUL J. FOREMAN, INC.  
 1000 UNIVERSITY AVENUE, SUITE 200  
 RIVERSIDE, CA 92507  
 PH. 951-284-9300



DATE	BY	REVISIONS

**VICINITY MAP**  
 NOT TO SCALE  
 2008 THOMAS BROTHERS GUIDE  
 RIVERSIDE COUNTY, PAGE 389  
 GRID E-7

4/15/09

Item 8.7

April 13, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission  
ATTN: Mike Harrod  
County of Riverside  
4080 Lemon St., 9<sup>th</sup> Floor  
Riverside, CA 92501

**RE: Items 6.0 and 8.0, General Plan Amendment Initiation Proceedings  
(April 15, 2009)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals. While we are encouraged by many rigorous recommendations from staff, we respectfully disagree on others.

Item 6.1, GPA 909 (Mead Valley)

***Disagree with staff recommendation.*** This site is part of the Good Hope Rural Village Overlay Study Area, which is being planned as part of the County's GPA 960. It would be *premature* to identify this location in a piecemeal manner for light industrial uses. It should be planned in a *coherent* manner with the rest of the Overlay. Initiation should be denied and the landowner referred to the GPA 960 process.

Item 6.2, GPA 949 (Meadowbrook)

***Disagree with staff recommendation.*** This site is part of the Meadowbrook Rural Village Overlay Study Area, which is being planned as part of the County's GPA 960. It would be *premature* to identify this location in a piecemeal manner for intensified use. It should be planned in a *coherent* manner with the rest of the Overlay. Initiation should be denied and the landowner referred to the GPA 960 process.

Item 6.3, GPA 743 (Elsinore)

***Disagree with staff recommendation.*** This proposal is piecemeal urbanization that exemplifies the defects of the landowner-initiated GPA process. While EHL generally supports using land already designated as Community Development in a more efficient manner, there is question as to whether this land was properly designated in the first place. No evidence has been submitted to support the finding that in order to meet housing goals, "Special circumstances or conditions have emerged that were

unanticipated in preparing the General Plan.” What *are* the quantified “housing goals” for the unincorporated area? How much housing capacity is present in land *already* designated for urbanization? If additional capacity is needed, is this the best location based upon jobs, services, traffic and proximity to existing infrastructure and development? Until these basic planning questions are answered, this proposal should not be initiated.

Item 6.4, GPA 815 (Temescal Canyon)

***More information needed.*** While creations of an employment center along I-15 may well make sense, several questions must first be answered. Why can't these same uses occur under the present designations? As this property is within MSHCP Criteria Cells, what is the effect of the change on reserve assembly? This information should be solicited from the Environmental Programs Dept. As the current designation includes Community Center, what was the original purpose of the Community Center and to what extent will those important planning goals be lost or changed by the Specific Plan?

Item 6.5, GPA 1073 (County-wide)

We support the intent of these revisions to General Plan Policy LU-6.2, to clarify that public facilities may be sited outside of the Public Facilities designator and to protect valuable Open Space lands from such incompatible uses. Proposed for deletion, however, is language that preferentially locates some public facilities in Community Development and Rural Community rather than Rural and Agriculture. For community-serving public facilities (as opposed to those with potential for nuisance), this policy language is appropriate, as it reduces vehicle travel and creates community identity. We thus suggest language to recapture this concept.

Item 8.1, GPA 940 (REMAP)

***Concur with staff recommendation to deny initiation.*** As pointed out in the staff report, the need for additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. Generally, this region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.2, GPA 952 (REMAP)

***Concur with staff recommendation to deny initiation.*** This proposal would create large scale urbanization on 733 acres in an area utterly unsuited to these uses, due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.3, GPA 953 (Rancho California)

***Concur with staff recommendation to deny initiation.*** The need for any additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. The property is also affected by MSHCP Criteria Cells and fire hazard.

Item 8.4, GPA 1015 (REMAP)

***Concur with staff recommendation to deny initiation.*** The need for additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. Generally, this region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.5, GPA 1025 (REMAP)

***Concur with staff recommendation to deny initiation.*** This region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.6, GPA 1044 (REMAP)

***Concur with staff recommendation to deny initiation.*** The need for additional commercial uses is being addressed through new Rural Incidental Commercial Policies (via GPA 960) that will provide such services to residents and travelers. Generally, this region is unsuited for non-rural development due to infrastructure and service deficiency, lack of water, fire hazard, MSHCP Criteria Cells, etc. No new circumstances justify the proposed foundation change, and overall planning issues should be deferred to the Rural Village Overlay process ongoing within County-initiated GPA 960.

Item 8.7, GPA 934 (San Jacinto Valley)

***Concur with staff recommendation to deny initiation.*** This intact agricultural area is inappropriate for conversion to more intensive residential uses, and as staff points out, no compelling new circumstances justify such change. Surrounding parcels are Agriculture and Open Space. While staff believes that future consideration for redesignation as commercial may be appropriate, no evidence is provided that more commercial land is actually needed. Rather, future needs might be met through the Rural Incidental Commercial Policies under development in GPA 960, intended to provide these services to residents and travelers. In addition, until it is shown that intensified uses will not interfere with MSHCP assembly within the affected Criteria Cells, changes in land use should not move forward.

Item 8.8, GPA 937 (Lake Mathews)

***Concur with staff recommendation to deny initiation.*** The proposal is to change the current Rural and Rural Community designations to continuous estate lots in the Rural Community and Community Development categories. Such inefficient development on 733 acres would wastefully consume an inordinate amount of land while producing little and no affordable housing. The site is also constrained by the MSHCP. Annexation into the Cajalco Wood Policy Area, as staff proposes, may provide a better balance of more efficient development and natural open space if consistency with the MSCHP can be established.

Item 8.9, GPA 957 (Anza)

***Concur with staff recommendation to deny initiation.*** This proposal for conversion of 258 acres from Rural to Rural Community estate lots lies outside the village core and is therefore inappropriate for increased intensification. Initiation would render the Anza Community Vision and Goals process meaningless. There are no new compelling circumstances, and all open space benefits of the proposal can be achieved or bettered by consolidation of the 64 units allowed under the existing designations. Staff is to be commended for the excellent capacity analysis showing no need for additional large residential lots in this area. In general, Anza is deficient in infrastructure and water, and has limited potential for intensified uses.

Item 8.10, GPA 985 (Elsinore)

***Concur with staff recommendation to deny initiation.*** This constrained site has serious and unresolved flood hazard issues, and the claim to provide needed affordable housing does not stand up to scrutiny, as documented in the staff report. Furthermore, the change would likely interfere with MSCHP assembly and should not proceed unless and until facilitation of a reserve segment can be documented.

Item 8.11, GPA 621 (Lakeview Nuevo)

***Need more information.*** The project site is within MSHCP Criteria Cells along the San Jacinto River, which is a particularly challenging area for preserve assembly. What effect would the proposed change have on the assembly process? If negative, then initiation should not proceed.

Thank you for considering our views, and we look forward to working with you as the Fire-Year Update proceeds.

Sincerely,

Dan Silver, MD  
Executive Director

Electronic cc: Board Members and Board Offices  
George Johnson, TLMA  
Ron Goldman, Planning Dept.  
Carolyn Luna, Environmental Programs Dept.  
Interested parties

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August 11, 2008

*Sent via E-mail*

Riverside County Planning Commission  
Riverside County Administration Center  
4080 Lemon Street  
Riverside, CA 92502

Re: Agenda Item No. 5.25 (August 12, 2008); GPA No. 934; Applicant, Wolfskill-Pedrorena Trust

Dear Members of the Planning Commission:

On behalf of the applicant, the Wolfskill-Pedrorena Trust, we respectfully request that the Planning Commission continue this item to a date certain, ideally at least one month out.

The reason for the continuance is that the applicant would like additional time to investigate the validity of newly presented seismic information.

**Fault Zone**

Before submitting its GPA application, the applicant relied on existing seismic maps that showed one seismic fault zone with two trace lines affecting the southern portion of the property. With the required 50-foot setback, there would remain outside the fault zone ample area for certain commercial uses. Since any use of the site would require a subsequent Plot Plan review and CEQA Initial Study, supported by a geotechnical report, specific recommendations on design would be considered at that time. In addition, commercial uses under the proposed GPA would preclude habitable residential structures from locating near the fault zone. Therefore, future development would be designed to mitigate seismic hazards, while avoiding potential residential uses in proximity to a fault zone.

It was not until last Friday, August 8, 2008, when the Staff Report and PowerPoint presentation were made available on the County Planning Department's website, that the applicant became aware that a new fault zone map was being overlaid on the applicant's property. This new map shows a substantially increased fault zone affecting the property.

Because the applicant just became aware of this new information, it would like some additional time to investigate the validity of the new fault zone information and its potential impact on future development.

**Other Issues: Agriculture and MSHCP**

The Planning Department's Staff Report also raised two other issues regarding agriculture and the MSHCP, both of which can be addressed. The first issue concerns the

preservation of agricultural uses in the area of the property. However, the subject property is located at the intersection of Highway 79 and Gilman Springs Road, which is not a suitable location for agricultural uses. In fact, the property has been continuously owned by the same family for over 150 years and it *never* has been used for agricultural purposes. The property is not suitable for agriculture because of:

- The property's location at a freeway interchange with heavy traffic volume.
- Its confinement by highways that fracture farming operations on large acreage.
- Rising water costs and the absence of alternate water sources at lower costs.
- Alkaline soil conditions.

Thus, future development as proposed by GPA 934 would occur on lands not suitable for agricultural uses, and which have never been used for such purposes.

The second issue concerns the applicability of the MSHCP. Approximately 85% of the property lies within Cells 2076 and 2172 of Cell Group L. Cell Group L extends approximately one-half mile north of the property. According to the MSCHP, "[c]onservation within this Cell Group will range from 40%-50% of the Cell Group focusing on the northern portion of the Cell Group." The targeted conservation area of the Cell Group coincides with the hilly terrain in the area, north of the subject property. Accordingly, future development as proposed by GPA 934 will not conflict with the objectives of the MSHCP as stated in the conservation plan. Of course, any future development project would be required to go through the HANS process to assess the precise application of the MSHCP to the site.

The Wolfskill-Pedrorena Trust is very sensitive to the environmental nature of the area and in fact last year sold over 1,100 acres to the RCA for open space. The location of the subject site at an intersection, however, is a very different piece of property because of the heavy traffic from Highway 79 and Gilman Springs Road, which is much less desirable for conservation purposes.

### Conclusion

As a result of the new seismic information that was just recently made known, the Wolfskill-Pedrorena Trust respectfully requests the Planning Commission continue this item to a date certain, for at least one month. This will allow additional time to investigate the validity of this newly presented information.

Thank you for your time and consideration of this request.

Sincerely,

  
S. Douglas Kerner

SDK/lmw

cc: Ms. Conchita Marusich  
Mr. David M. Leonard  
Samuel C. Alhadeff, Esq.



## Policy Areas

A Policy Area is a portion of an Area Plan that contains special or unique characteristics that merit detailed attention and focused policies. Policy Area locations and boundaries are shown on Figure 4, Policy Areas, and are described in detail below.

### POLICY AREAS

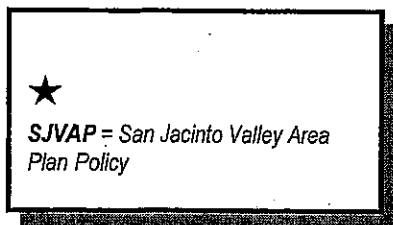
Six Policy Areas have been designated within the San Jacinto Valley Area Plan. They are important locales that have special significance to the residents of this part of the County. Many of these policies derive from citizen involvement over a period of years in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the San Jacinto Valley than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. These boundaries are only approximate and may be interpreted more precisely as decisions are called for in these areas. This flexibility, then, calls for considerable sensitivity in determining where conditions related to the policies actually exist, once a focused analysis is undertaken on a proposed development project.

#### Florida Avenue Corridor

The commercial uses along Florida Avenue in East Hemet and Valle Vista have been individually developed and exhibit no common theme.

##### Policies:

- SJVAP 1.1 Improve the quality and functionality of commercial development along Florida Avenue by establishing design guidelines to address such factors as setbacks, building facades, landscaping, signage and shared access.



#### Diamond Valley Lake Policy Area

Diamond Valley Lake (DVL) is a recently built, approximately 800,000 acre foot capacity reservoir owned and operated by the Metropolitan Water District (MWD), which provides domestic water supplies to much of Southern California. Diamond Valley Lake is strategically located, with ample adjacent land, to also provide for a wide variety of recreational opportunities for the residents of Riverside County and Southern California, and beyond. Potential recreational opportunities include, but are not limited to, fishing, boating, camping, golfing, picnicking, bicycling, horseback riding, and hiking. In support of recreational facilities, other tourist-oriented facilities including hotels, restaurants, and commercial services are anticipated to be developed in the future. The County of Riverside will continue to cooperate with MWD and Diamond Valley Lake's other neighboring jurisdiction, the City of Hemet, to encourage development of the lake's recreational opportunities and supporting commercial services.



It is envisioned that Diamond Valley Lake's recreational and tourist-oriented facilities will be developed pursuant to one or more specific plans contained within the policy area. The Harvest Valley/Winchester, Southwest, and San Jacinto Valley Area Plans illustrate MWD's concept, at the time of the adoption of the Riverside County General Plan, for the potential future development of the DVL lands. Following are the policies for development in the Diamond Valley Lake Policy Area (DVLPA):

### Policies:

**SJVAP 2.1** Continue cooperating with the Metropolitan Water District and the City of Hemet to encourage the development of a comprehensive program for recreational and support commercial facilities at Diamond Valley Lake.

**SJVAP 2.2** All development shall occur through specific plans. Any specific plans adopted in the Diamond Valley Lake Policy Area shall be classified as Community Development Specific Plans.

**SJVAP 2.3** The Diamond Valley Lake Policy Area, in its entirety, is included in the Highway 74 Policy Area (Circulation Element Policy C 2.6).

**SJVAP 2.4** Provided that total development intensity for the entire Diamond Valley Lake Policy Area is not increased beyond the level of development intensity established for this area at the time of the adoption of the General Plan, no general plan amendments shall be required to be filed and approved in order to authorize changes in mapped general plan designations, provided that any such changes are approved through specific plan applications (specific plans, specific plan amendments, substantial conformances, as appropriate). The approved specific plan applications will constitute the General Plan Element mapped land use designations for the areas so affected. In the event that total development intensity for the entire DVLPA would be exceeded due to any development proposal within the area, the application must be accompanied by, and approved through, a general plan amendment (GPA) application. No such GPA shall be subject to the General Plan Certainty System's five-year amendment cycle.

## San Jacinto River

This riparian corridor is an important feature of this Area Plan. The River's significant 100-year floodplain, the seismic zones within this sector, and the adjacent steep slopes of the San Jacinto Mountains are important features to acknowledge.


### Policies:



**SJVAP 3.1** Protect the multipurpose open space attributes of the San Jacinto River Corridor through adherence to policies in the



Flood and Inundation Hazards section of the Safety Element, the Floodplain and Riparian Area Management and Environmentally Sensitive Lands sections of the Multipurpose Open Space Element, and the Open Space, Habitat and Natural Resource Preservation section of the General Plan Land Use Element.

- SJVAP 3.2 Require development adjacent to the River to be set back from the top of bluffs or slopes, where applicable, an appropriate distance as determined by the County Geologist in order to protect the natural and recreational values of the River and to avoid public responsibility for property damage from soil erosion or future floods.
-  SJVAP 3.3 Minimize the disruption of sensitive vegetation and species, as called out in the Floodplain and Riparian Area Management and Environmentally Sensitive Lands sections of the General Plan Multipurpose Open Space Element.
- SJVAP 3.4 Preserve areas subject to erosive flooding in a natural state.
- SJVAP 3.5 Require private development along the River to provide for riding, hiking and biking trails and for connections to the Countywide system of trails.
- SJVAP 3.6 Require the placement and design of roadways to be compatible with the natural character of the River corridor.
- SJVAP 3.7 Discourage the addition of local road crossings. If any additional crossing is allowed, careful consideration shall be given to location, design and landscaping to take advantage of the scenic character of the River and to avoid destruction of its natural values.
- SJVAP 3.8 Discourage utility lines within the River corridor. If approved, lines shall be placed underground where feasible and shall be located in a manner to harmonize with the natural environment and amenity of the River.
- SJVAP 3.9 Allow existing agricultural uses within the policy area to continue by right. Transition into conservation uses will only occur by acquisition of property from willing owners.

**Highway 79 Policy Area**

The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. Applicable policies are also located in the Circulation Element of the General Plan.

**Policies:**



**SJVAP 4.1** Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area. The County shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The County shall coordinate with cities adjacent to the policy area to accelerate the usable revenue flow of existing funding programs, thus assuring that transportation infrastructure is in place when needed.

**SJVAP 4.2** Establish a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

**Hemet Ryan Airport Influence Area**

The Hemet Ryan Airport is an active airport located in the City of Hemet. The boundary of the Hemet Ryan Airport Influence Area is shown in Figure 4, Policy Areas. There are a number of safety zones associated with the Airport Influence Area. These safety zones are shown in Figure 5, Hemet Ryan Airport Influence Policy Area. Properties within these zones are subject to regulations governing such issues as development intensity, density, height of structures, and noise. These land use restrictions are fully set forth in Appendix L and are summarized in Table 4, Land Use Compatibility Guidelines for Airport Safety Zones for Hemet Ryan Airport. For more information on these zones and additional airport policies, refer to Appendix L and the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

**Policies:**



**SJVAP 5.1** To provide for the orderly development of Hemet Ryan Airport and the surrounding area, comply with the Airport Land Use Compatibility Plan for Hemet Ryan Airport as fully set forth in Appendix L and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan.

**Agriculture/Potential Development Special Study Area**