

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

710B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 29, 2010

REVIEWED BY EXECUTIVE OFFICE

DATE 8/3/10
Tina Grande

Departmental Concurrence

SUBJECT: GENERAL PLAN AMENDMENT NO. 937– Foundation-Regular – Applicant: Indian Mesa LLC– Engineer/Representative: Dave Jeffers Consulting – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural: Rural Mountainous (RM) (10 Acre Minimum); Rural: Rural Residential (RR) (5 Acre Minimum); Rural Community: Very Low Density Residential (VLDR-RC) (1 Acre Minimum); and Rural Community: Low Density Residential (LDR-RC) (1/2 Acre Minimum) – Location: The site is located southerly of Cajalco Road, easterly of Gustin Road, and westerly of Wood Road – 372.56 acres - Zoning: Residential Agriculture – 5 Acre Minimum (R-A-5); Residential Agriculture – 1 Acre Minimum (R-A-1); and Residential Agriculture - 1/2 Acre Minimum (R-A-1/2) - **REQUEST:** to amend the General Plan Foundation from Rural and Rural Community to Community Development and Open Space, and the land use designations from Very Low Density Residential (VLDR) with a 1 acre minimum lot size, Low Density Residential (LDR) with a 1/2 acre minimum lot size, Rural Residential (RR) with a 5 acre minimum lot size, and Rural Mountainous (RM) with a 10 acre minimum lot size to Low Density Residential (LDR) with a 1/2 acre minimum lot size, and Open Space-Recreation (OS-R) for an approximately 372.56-acre property – APN(s): 321-120-001, 321-120-002, 321-120-006, 321-120-007, 321-120-014, 321-120-015, 321-150-001, 321-150-002, and 321-150-003

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors tentatively decline to adopt an order initiating proceedings for the above referenced general plan amendment 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.

Ron Goldman
Planning Director

Initials:
RG:th
PMM

(continued on attached page)

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: First

Agenda Number:

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 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.

**PLANNING COMMISSION
MINUTE ORDER APRIL 15, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. AGENDA ITEM 8.8: GENERAL PLAN AMENDMENT NO. 937 – Foundation-Regular – Applicant: Indian Mesa, LLC – Engineer/Representative: Dave Jeffers Consulting - First Supervisorial District - Cajalco Zoning District - Lake Mathews/ Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Ac. Min.), Rural Community: Very Low Density Residential (RC: VLDR) (1 Ac. Min.), Rural: Rural Mountainous (RUR: RM) (10 Ac. Min.), and Rural: Rural Residential (RUR:RR) (5 Ac. Min.) – Location: Southerly side of Cajalco Road, westerly of Wood Road, and easterly of Gustin Road - 372.56 Gross Acres - Zoning: Residential Agriculture - ½ Acre Minimum (R-A-½), Residential Agriculture - 1 Acre Minimum (R-A-1), Residential Agriculture – 5 acre minimum (R-A-5), and Residential Agriculture – 10 Acre Minimum (R-A-10) - APN(s): 321-120-001, 321-120-002, 321-120-006, 321-120-007, 321-120-011, 321-120-014, 321-120-015, 321-150-001, 321-150-002, 321-150-003. (Continued from 8/12/08 and 10/1/08).

II. PROJECT DESCRIPTION

The General Plan Amendment proposes to amend the General Plan Foundation from RURAL (RUR) and RURAL COMMUNITY (RC) to COMMUNITY DEVELOPMENT (CD) and OPEN SPACE (OS) and to amend the General Plan land use from Low Density Residential (CD:LDR) (½ Acre Minimum), Very Low Density Residential (CD:VLDR) (1 Acre Minimum), Rural Residential (RUR:RR) (5 Acre Minimum), and Rural Mountainous (RUR:RM) (10 Acre Minimum) to Low Density Residential (CD:LDR) (½ Acre Minimum) and Open Space-Recreation (OS-R).

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Mike Harrod, at (951) 955-1881 or e-mail mharrod@rctlma.org.

The following spoke in favor of the subject proposal:

Dennis Bushore, Applicant, 341 W. Second St., Ste. 1, San Bernardino, California 92401

The following spoke in opposition of the subject proposal:

Lee Cussins, Neighbor, Mead Valley, California

Everett Price, Neighbor, Mead Valley, California

No one spoke in a neutral position of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission commented on the General Plan Amendment. If you wish to listen to the entire discussion, see Section VI below. Additionally, the comments of individual Commissioners are summarized in the Planning Director's Report and Recommendation to the Board of Supervisors.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER AUGUST 12, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

AGENDA ITEM 6.2: GENERAL PLAN AMENDMENT NO. 937 – (Foundation / Regular) – Applicant: Indian Mesa, LLC – Engineer/Representative: Dave Jeffers Consulting - First Supervisorial District - Cajalco Zoning District - Lake Mathews/ Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum), Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum), Rural: Rural Mountainous (RUR: RM) (10 Acre Minimum), and Rural: Rural Residential (RUR:RR) (5 Acre Minimum) – Location: Southerly side of Cajalco Road, westerly of Wood Road, and easterly of Gustin Road - 372.56 Gross Acres - Zoning: Residential Agriculture - ½ Acre Minimum (R-A-½), Residential Agriculture - 1 Acre Minimum (R-A-1), Residential Agriculture – 5 Acre Minimum (R-A-5), and Residential Agriculture – 10 Acre Minimum (R-A-10) - APN(s): 321-120-001, 321-120-002, 321-120-006, 321-120-007, 321-120-011, 321-120-014, 321-120-015, 321-150-001, 321-150-002, 321-150-003.

PROJECT DESCRIPTION

The General Plan Amendment proposes to amend the General Plan Foundation from RURAL (RUR) and RURAL COMMUNITY (RC) to COMMUNITY DEVELOPMENT (CD) and OPEN SPACE (OS) and to amend the General Plan land use from Low Density Residential (CD:LDR) (½ Acre Minimum), Very Low Density Residential (CD:VLDR) (1 Acre Minimum), Rural Residential (RUR:RR) (5 Acre Minimum), and Rural Mountainous (RUR:RM) (10 Acre Minimum) to Low Density Residential (CD:LDR) (½ Acre Minimum) and Recreation (OS-R) -

MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Amy Aldana, Ph: (951) 955-2429 or E-mail aaldana@rctlma.org.

The following spoke in opposition of the subject proposal:

Laurie Taylor, Other Interested Person, 14679 Descanso Dr., Lake Mathews, California 92570

Cynthia L. Ferry, Other Interested Person, 16115 Rocky Bluff Rd., Gavilan Hills, California 92570

The following did not wish to speak but gave time to Cynthia Ferry:

Michael Maldonado, Other Interested Person, 2388 Van Buren Blvd., Riverside, California 92504

The following did not wish to speak but would like to be recorded as in opposition of the subject proposal:

Ruben Maldonado, Other Interested Person, 19220 Harley John, Riverside, California 92504

No one spoke in a neutral position of the subject proposal.

CONTROVERSIAL ISSUES

NONE

PLANNING COMMISSION ACTION

The Planning Commission, continued the subject proposal to October 1, 2008.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell M. Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org

**PLANNING COMMISSION
MINUTE ORDER OCTOBER 1, 2008
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

AGENDA ITEM 6.16 GENERAL PLAN AMENDMENT NO. 937 – (Foundation-Regular) –
Applicant: Indian Mesa, LLC – Engineer/Representative: Dave Jeffers Consulting - First Supervisorial District - Cajalco Zoning District - Lake Mathews/ Woodcrest Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum), Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), Rural: Rural Mountainous (RUR: RM) (10 Acre Minimum), and Rural: Rural Residential (RUR:RR) (5 Acre Minimum) – Location: Southerly side of Cajalco Road, westerly of Wood Road, and easterly of Gustin Road - 372.56 Gross Acres - Zoning: Residential Agriculture - ½ Acre Minimum (R-A-½), Residential Agriculture - 1 Acre Minimum (R-A-1), Residential Agriculture – 5 Acre Minimum (R-A-5), and Residential Agriculture – 10 Acre Minimum (R-A-10) APN(s): 321-120-001, 321-120-002, 321-120-006, 321-120-007, 321-120-011, 321-120-014, 321-120-015, 321-150-001, 321-150-002, 321-150-003. Project Planner, Amy Aldana at (951) 955-2429 or e-mail aaldana@rctlma.org.

PROJECT DESCRIPTION

The General Plan Amendment proposes to amend the General Plan Foundation from RURAL (RUR) and RURAL COMMUNITY (RC) to COMMUNITY DEVELOPMENT (CD) and OPEN SPACE (OS) and to amend the General Plan land use from Low Density Residential (CD:LDR) (½ Acre Minimum), Very Low Density Residential (CD:VLDR) (1 Acre Minimum), Rural Residential (RUR:RR) (5 Acre Minimum), and Rural Mountainous (RUR:RM) (10 Acre Minimum) to Low Density Residential (CD:LDR) (½ Acre Minimum) and Recreation (OS-R)

MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Amy Aldana at (951) 955-2429 or e-mail aaldana@rctlma.org.

The following spoke in opposition of the subject proposal:

Rhonda Volbeda, Other Interested Party

Julia L. Doty, A Neighbor, 21905 Lake Mathews Dr. Perris, CA 92570

Cindy Henderson, Other Interested Party, 21540 Fletcher Pl. Gavilan Hills, CA 92570

Everett Price, A Neighbor

Stan Tomazewski, A Neighbor

No one spoke in neutral or favor of the subject proposal.

CONTROVERSIAL ISSUES

NONE

PLANNING COMMISSION ACTION

Continued

NO INITIATION of the subject proposal.

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell M. Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

Agenda Item No.: 8.8
Area Plan: Lake Mathews/Woodcrest
Zoning District: Cajalco
Supervisory District: First
Project Planner: Michael Harrod
Planning Commission: April 15, 2009
Continued from: August 12, 2008 and
October 1, 2008

General Plan Amendment No. 937
(Foundation – Regular)
Applicant: Indian Mesa, LLC
Engineer/Representative: Dave Jeffers
Consulting

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. 937 as proposed, and the Planning Commission made the comments below. The Planning Director continues to recommend to tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 937 as proposed. 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 was not in favor of annexing the site into the Cajalco Wood Policy Area as recommended by the Planning Director as this would potentially allow 12,000 to 15,000 square foot lots which he could not support. Originally, this area was planned as a rural, equestrian community and so lots need to be large enough to support the keeping of animals.

Commissioner John Snell: No comment.

Commissioner John Petty: No comment.

Commissioner Jim Porras: No comment.

Commissioner Jan Zuppardo: No comment.

The Planning Commission received 5 e-mails in opposition to the proposed change.

Agenda Item No.: 8.8
Area Plan: Lake Mathews / Woodcrest
Zoning District: Cajalco
Supervisory District: First
Project Planner: Mike Harrod
Planning Commission: April 15, 2009
Continued from: August 12, 2008 and
October 1, 2008

General Plan Amendment No. 937
(Foundation – Regular)
E.A. Number: 41765
Applicant: Indian Mesa, LLC
Engineer/Rep.: Dave Jeffers Consulting

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation from Rural and Rural Community to Community Development and Open Space, and the land use designations from Very Low Density Residential (VLDR) with a 1 acre minimum lot size, Low Density Residential (LDR) with a ½ acre minimum lot size, Rural Residential (RR) with a 5 acre minimum lot size, and Rural Mountainous (RM) with a 10 acre minimum lot size to Low Density Residential (LDR) with a 1/2 acre minimum lot size, and Open Space-Recreation (OS-R) for an approximately 372.56-acre property. The project is located southerly of Cajalco Road, easterly of Gustin Road, and westerly of Wood Road.

FURTHER CONSIDERATIONS:

March 9, 2009

The proposal was last discussed at the October 1, 2008 Planning Commission meeting. At the previous Planning Commission meeting, Commissioner Roth suggested that the applicant meet with the community. To staff's knowledge, this has not occurred. The applicant did speak with the 1st District Supervisor's office. The applicant is seeking comments on the general plan amendment as proposed.

Staff's position is that General Plan Amendment No. 937, as proposed by the applicant, would not be appropriate. Staff recommends revising the proposed amendment to annex the project area into the Cajalco Wood Policy Area requiring the entire site to be developed as a specific plan and allowing the development of lots of 12,000 square feet and greater in size.

RECOMMENDATIONS:

At this time, the Planning Director's recommendation to the Board of Supervisors would be to tentatively decline to adopt an order initiating proceedings for General Plan Amendment No. 937 as proposed by the applicant.

Staff recommends amending the Cajalco Wood Policy Area to include the subject site, requiring the entire site to be developed as a Specific Plan and allowing the development of lot sizes of 12,000 square feet and greater in size.

Agenda Item No.: 6.15
Area Plan: Lake Mathews / Woodcrest
Zoning District: Gavalan Hills
Supervisorial District: First
Project Planner: Amy Aldana
Planning Commission: October 1, 2008
Continued from: August 12, 2008

General Plan Amendment No. 913
(Foundation – Regular)
E.A. Number: 41727
Applicant: Timothy & Lisette Edmond
Engineer/Rep.: Southland Engineering

**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 "Rural: Rural Residential" (RC:RR) (5 Ac. Min.) to "Rural Community: Estate Density Residential" (RC:EDR) (2 Ac. Min.) for an approximately 6.82-acre property. The project is located northerly Blue Sky Road, southerly of Celestial Drive, and westerly of Juniper Drive.

FURTHER CONSIDERATIONS:

September 11, 2008

The proposal was discussed at the August 12, 2008 Planning Commission meeting where the Commission directed staff and the applicant to meet so that any additional information the applicant could provide would be considered. Subsequently, a meeting was held September 10, 2008 between the applicant and the Planning Department to discuss the proposal further.

The site and surrounding area is designated as Rural Residential. Adjacent lots to the east are generally four acres in size, as are lots to the north. Other than the four acre lots described, the area to the west, south and east is characterized by much larger lots. Areas to the southwest have been used for mining in the past. Surrounding parcels are generally vacant, with the exception of a single family residence to the south and the east. A single family residence with a second unit is located on the site. The applicant has indicated the he would like to divide the parcel into three lots. The proposed change would create a pocket of Estate Density Residential in an area otherwise characterized by lots four acres in size or greater.

The applicant has gone through the HANS process and no conservation was required.

The site is also located in a high fire area. The applicant has indicated that water services is available along Idaleona Road to the north and may be extended down Juniper Road in the future.

No substantial evidence has been provided to show that new conditions or substances are present to justify the proposed change.

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 913 from Rural: Rural Residential to Rural Community: Estate Density Residential **would not be appropriate**. 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 280-100-016.

Agenda Item No.: 6.2
Area Plan: Lake Mathews / Woodcrest
Zoning District: Cajalco
Supervisory District: First
Project Planner: Amy Aldana
Planning Commission: August 12, 2008

General Plan Amendment No. 937
(Foundation – Regular)
E.A. Number: 41765
Applicant: Indian Mesa, LLC
Engineer/Rep.: Dave Jeffers Consulting

**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 "Rural Community: Very Low Density Residential" (RC:VLDR) (1 Ac. Min.), "Rural Community: Low Density Residential" (RC:LDR) (½ Ac. Min.), "Rural: Rural Residential" (RUR:RR) (5 Ac. Min.), "Rural: Rural Mountainous" (RUR:RM) (10 Ac. Min.) to "Rural Community: Very Low Density Residential" (RC:VLDR) (1 Ac. Min.), "Community Development: Low Density Residential" (CD:LDR) (½ Ac. Min.), and "Open Space: Recreation" (OS:R) for an approximately 372.56-acre property. The project is located southerly of Cajalco Road, easterly of Gustin Road, and westerly of Wood Road.

ISSUES:

The Lake Mathews/Woodcrest Area Plan is hilly in nature, with scattered gentle rolling foothills and rugged rock outcroppings. The area provides a peaceful setting and a pleasing backdrop for communities adjacent to the hills. The proposed site is designated as rural and mountainous and is reinforced by open space. The proposed site is a rural enclave in that it, and surrounding parcels, is vacant and is valuable in providing habitat and habitat linkages. The area is designated as low density residential uses within a rustic atmosphere and affords the opportunity to maintain rural atmosphere. Substantial evidence has not been provided to show that new conditions or circumstances are present in the area to justify the proposed change.

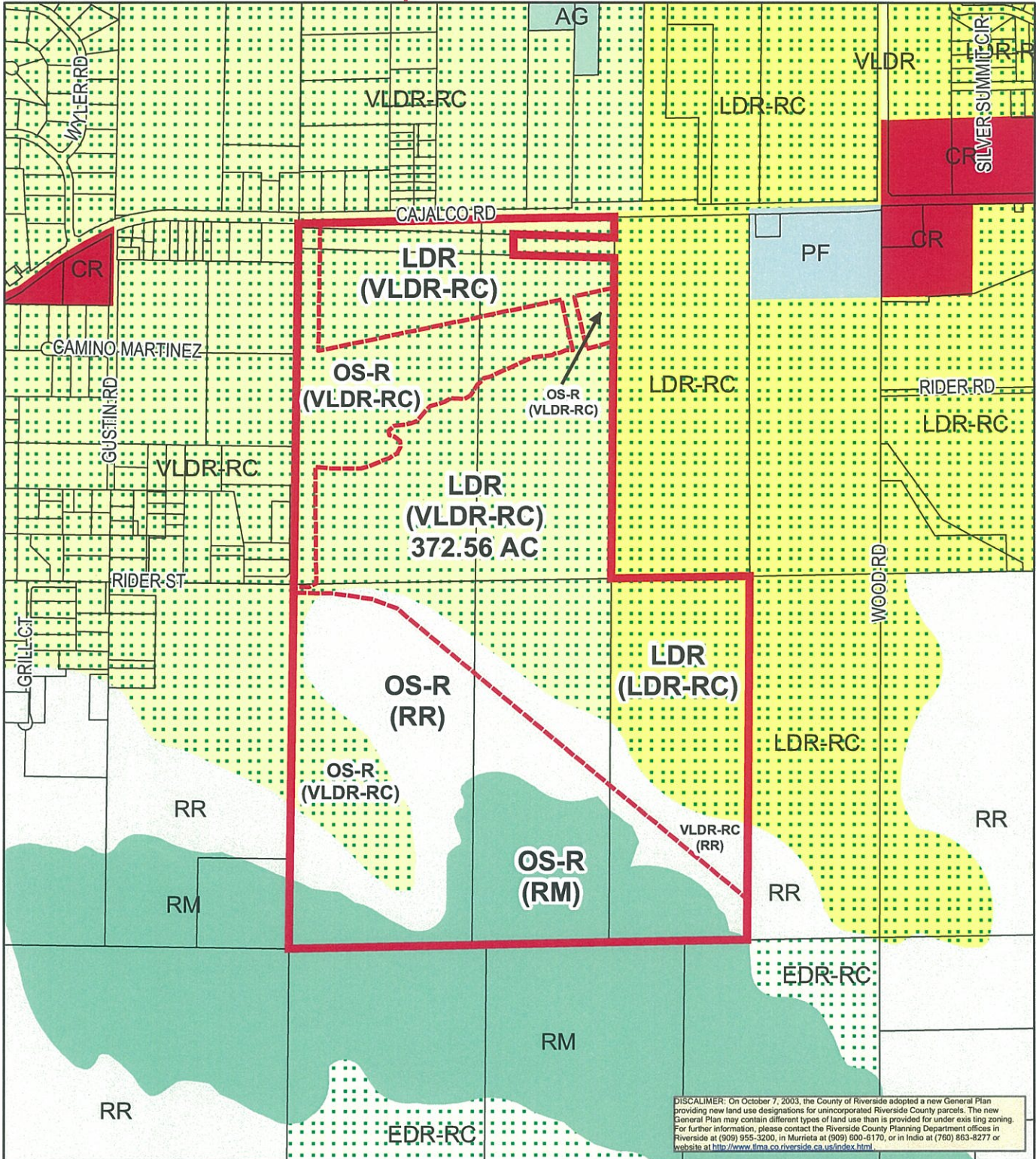
The proposed site, as well as the surrounding area, is located within several MSHCP cell groups, supporting vegetation and wildlife in an area that presents a high fire risk. The proposed change would increase densities which may intensify the risk of fire; therefore, the proposal would be contrary to the existing plan and creates inconsistencies between the land use map/element and the Safety Element of the General Plan.

RECOMMENDATIONS:

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 937 from Rural Community: Very Low Density Residential, Rural Community: Low Density Residential, Rural: Rural Residential, and Rural: Rural Mountainous to Rural Community: Very Low Density Residential, Community Development: Low Density Residential, and Open Space: Recreation **would not be appropriate**. 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 321-120-001, 321-120-002, 321-120-006, 321-120-007, 321-120-014, 321-120-015, 321-150-001, 321-150-002, and 321-150-003.

Proposed General Plan



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 (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.tlma.co.riverside.ca.us/index.html>.

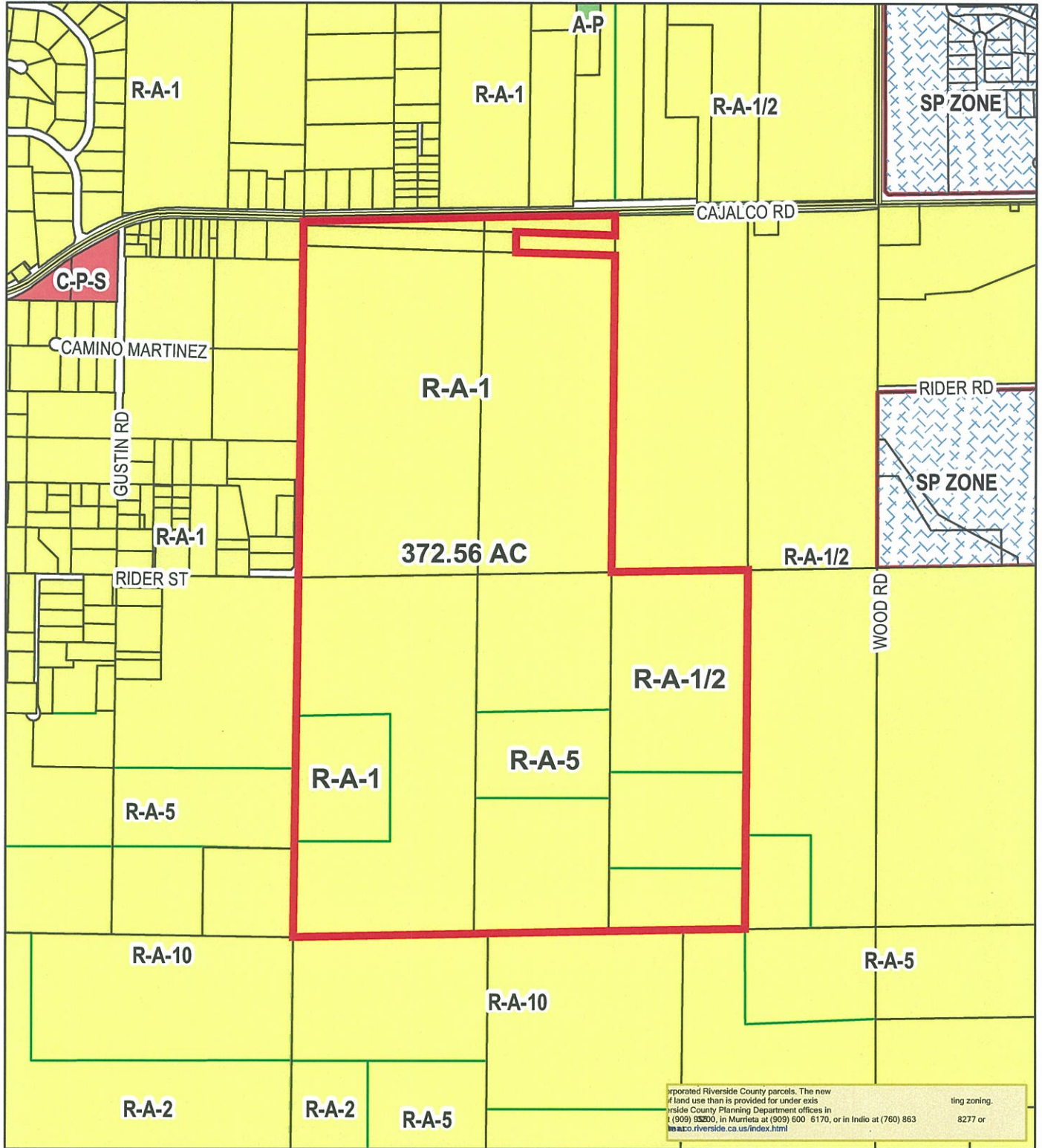
RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Cajalco
Township/Range: T4SR4W
Section: 7 & 18



Assessors
Bk. Pg. 321-12 & 15
Thomas
Bros. Pg. 776 C3

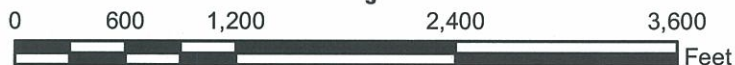




incorporated Riverside County parcels. The new
if land use than is provided for under exis
Riverside County Planning Department offices in
(909) 93200, in Murrieta at (909) 600 6170, or in Indio at (760) 863 8277 or
www.co.riverside.ca.us/index.html

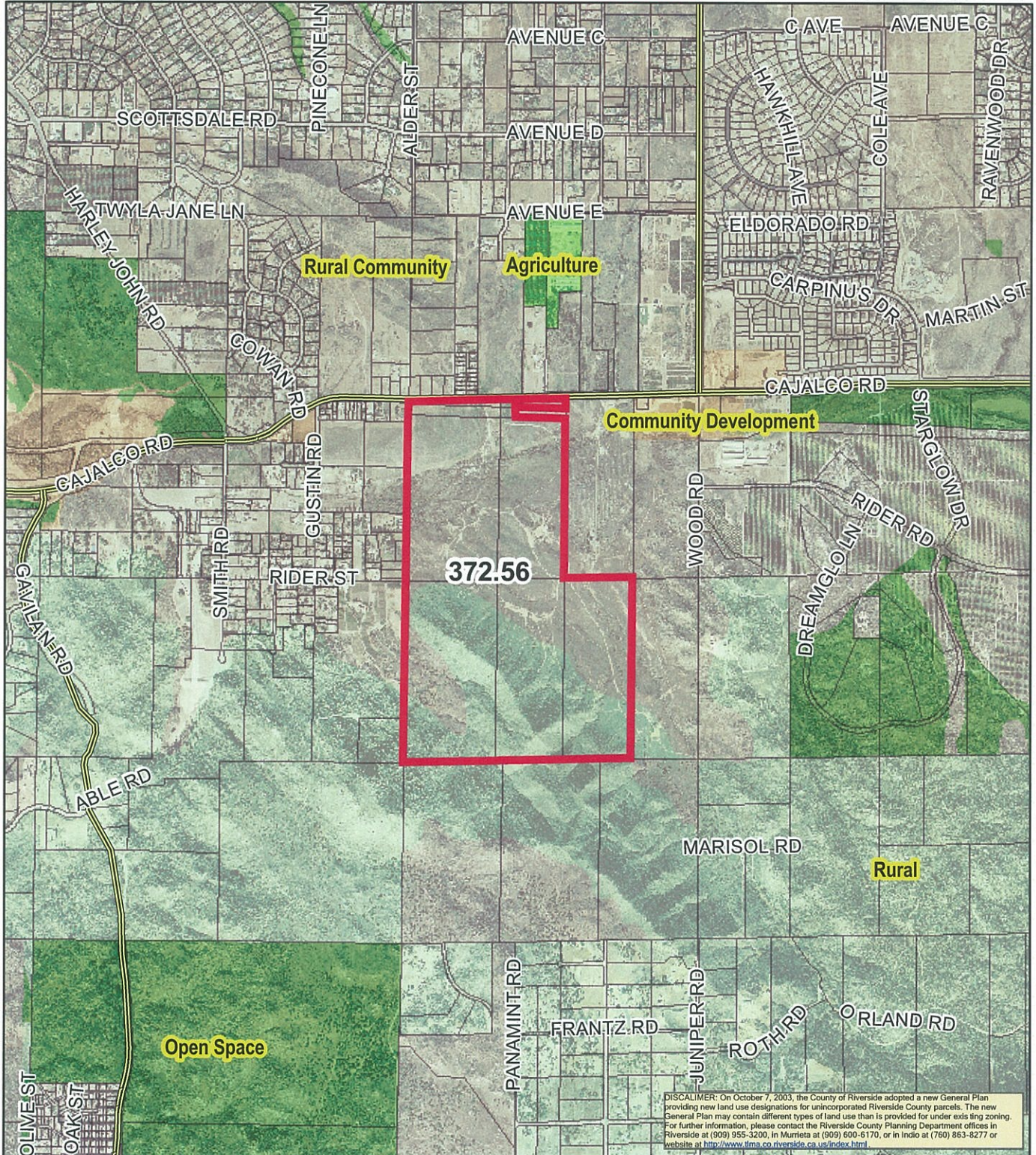
RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Cajalco
Township/Range: T4SR4W
Section: 7 & 18



Assessors
Bk. Pg. 321-12 & 15
Thomas
Bros. Pg. 776 C3

DEVELOPMENT OPPORTUNITY

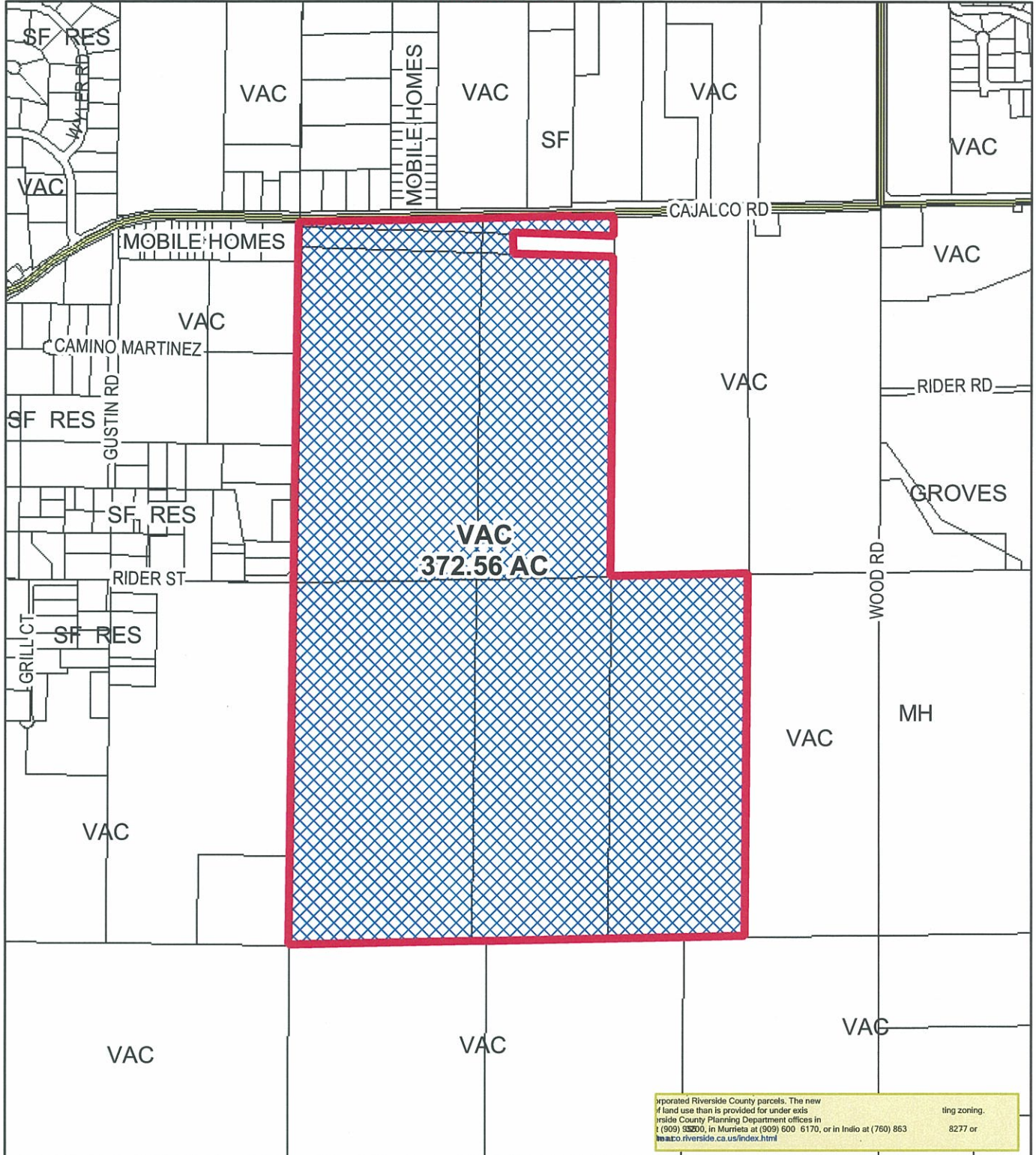


RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Cajalco
Township/Range: T4SR4W
Section: 7 & 18



Assessors
Bk. Pg. 321-12 & 15
Thomas
Bros. Pg. 776 C3



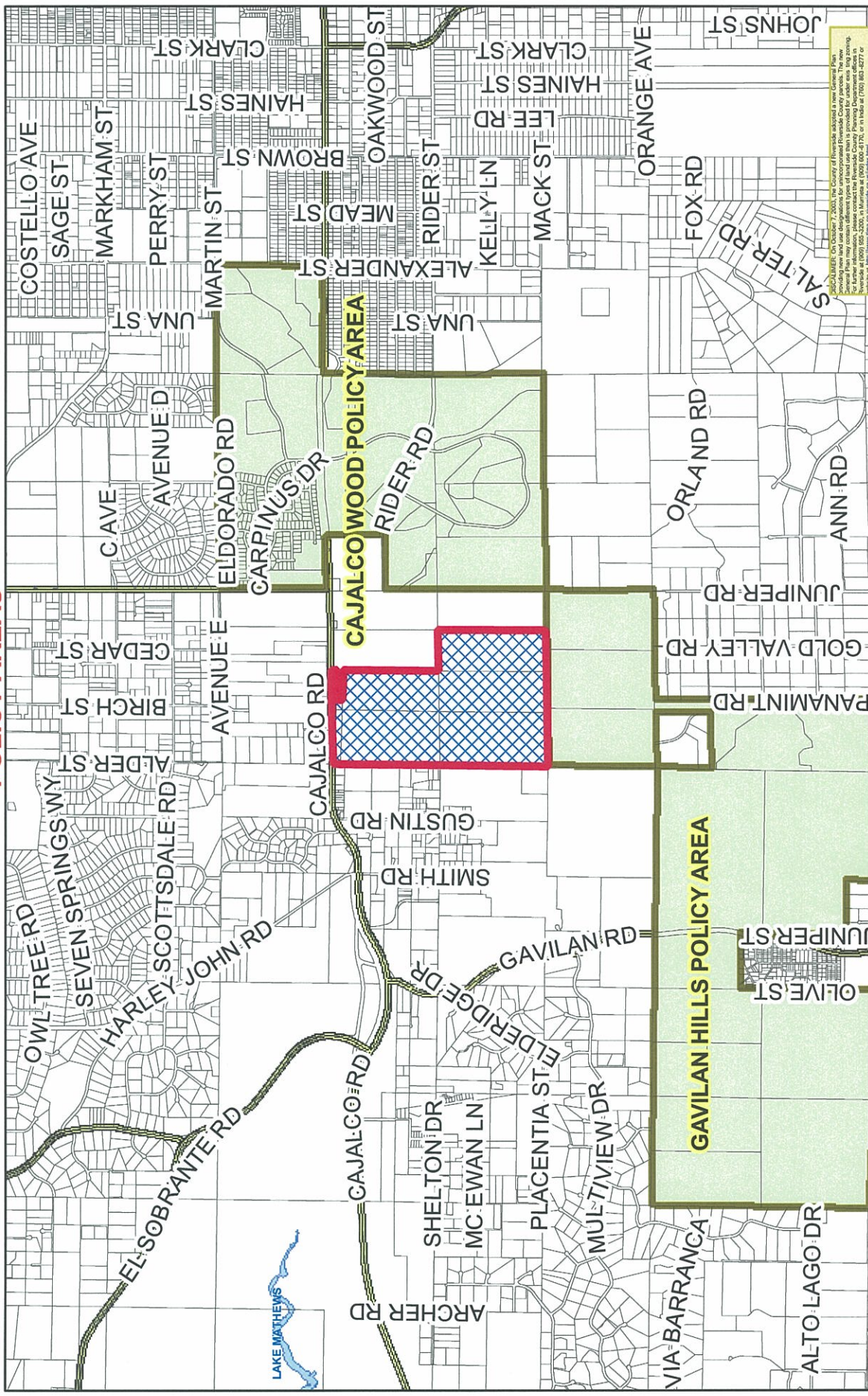
RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: Cajalco
Township/Range: T4SR4W
Section: 7 & 18



Assessors
Bk. Pg. 321-12 & 15
Thomas
Bros. Pg. 776 C3





Zone
District: Cajalco
Township/Range: T4SR4W
Section: 7 & 18

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 321-12 & 15
Thomas
Bros. Pg. 776 C3



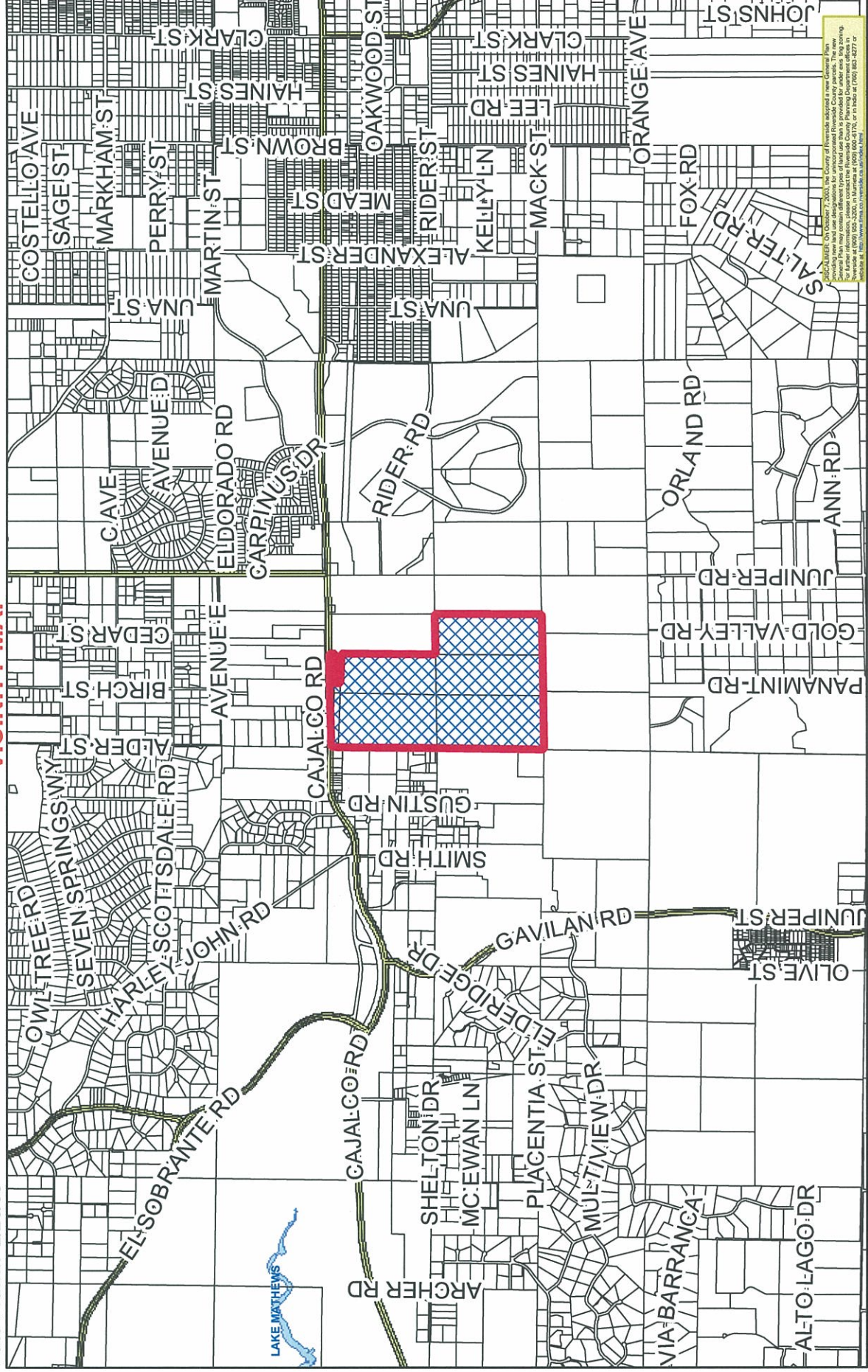
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Planner: Amy Aldana
Date: 3/10/08
VICINITY MAP

GPA00937

VICINITY MAP

Supervisor Buster
District 1
Date Drawn: 2/26/08



On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County parcels. The new designations are shown on this map. For further information, please contact the Riverside County Planning Department office in the Planning Department, 1000 N. Main St., P.O. Box 1000, Riverside, CA 92503-1000.

Assessors
Bk. Pg. 321-12 & 15
Thomas
Bros. Pg. 776 C3

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: Cajalco
Township/Range: T4SR4W
Section : 7 & 18



**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY
GENERAL PLAN**

Justification for Amendment: (attachment to page 5 of 8)

**APNs: 321-120-001, 321-120-002, 132-120-006, 321-120-007, 321-120-014,
321-120-015, 321-150-001, 321-150-002, 321-150-003**

The proposal consists of 333 acres of property with a variety of topographic features including hilly areas in the south, flatter areas in the north with the Cajalco creek bisecting the property flowing from an east to west direction in the northern 1/3 of the site.

The property owner has submitted a HANS application (HANS 1719) in an effort to implement the MSHCP and is willing to donate 161.0 acres to the County in exchange for designations that would allow density reallocation from the southerly hilly portions of the site to the flatter areas in the north. The owner is not requesting additional density but will be satisfied with the density calculations based on the existing designation equaling 268 Dwelling Units. As such, the owner is willing to designate the 161.0 acres in open space in perpetuity for the benefit of the County and the public in general.

Because of the proposed Urban Corridor (Cajalco Expressway) on the northerly boundary of the property, the applicant is requesting a more urban type land use of a Low Density designation of these northern sections and other flatter areas of this site. This urban corridor, as proposed, will no doubt bring more urban densities to the region. The LDR designation, as requested, at a minimum of ½ acre density will blend nicely with the existing surrounding densities, lot sizes and lifestyles. From a marketing standpoint, the required land use designation allows the owner to provide neighborhoods of differing lot sizes yet creating an integrated community to appeal to a wide range of the home buying public with a range of housing types and pricing.

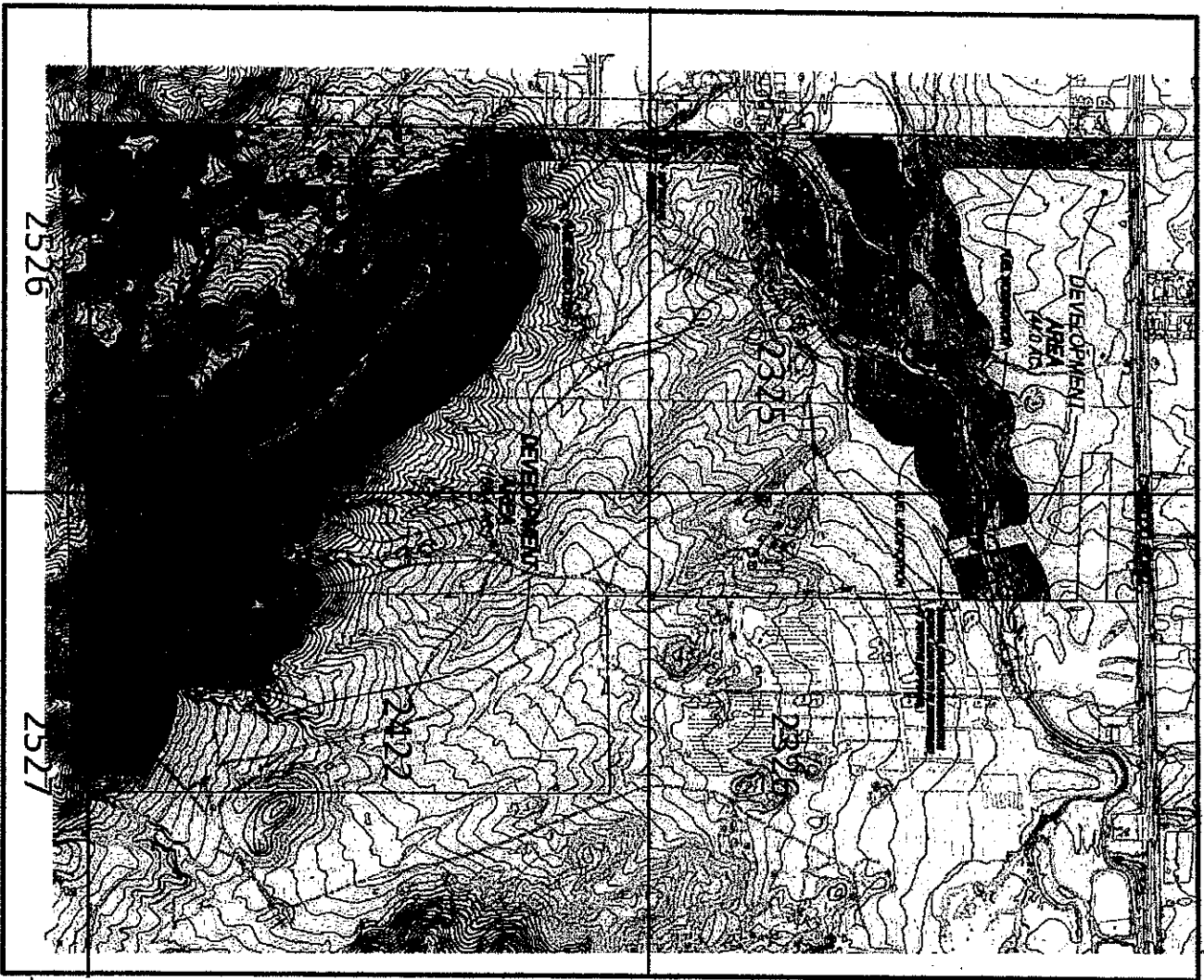
One of the cornerstones of the RCIP is to conserve as much natural open space as possible while at the same time encouraging development clustering in all residential designations. This application, as proposed, does just that.

Indian Mesa

Land Use Designation

APN's	Land Use Designation	Density Range
321-120-001	Rural Community	Very Low Density - 1 du
321-120-002	Rural Community	Very Low Density - 1 du
321-120-006	Rural Community	Very Low Density - 1 du
321-120-007	Rural Community	Very Low Density - 1 du
321-120-014	Rural Community	Very Low Density - 1 du
321-120-015	Rural Community	Very Low Density - 1 du
321-150-001	Rural Community Rural	Very Low Density - 1 du Rural Mountain - 10du Rural Residential 5 du
321-150-002	Rural Community Rural	Very Low Density - 1 du Rural Mountain - 10du Rural Residential 5 du
321-150-003	Rural Community Rural	Very Low Density - 1 du Rural Mountain - 10du Rural Residential 5 du

Ken Vogt



Cell Groups

Cell Group E = Cells 2325 and 2326
 = 112.19 Acres on Site

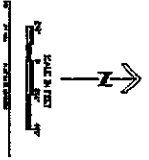
Conservation ranges from 10-20%
 focusing in the southwestern portion of
 the cell group

Cell Group G = Cells 2421 and 2422
 = 196.45 Acres on Site

Conservation ranges from 20-30% of the
 cell group focusing in the southwestern
 portion of the cell group.

Cell Group I = Cells 2526 and 2527
 = 14.73 Acres on Site
 Conservation ranges from 50-60% of the
 cell group focusing in the western
 portion of the cell group

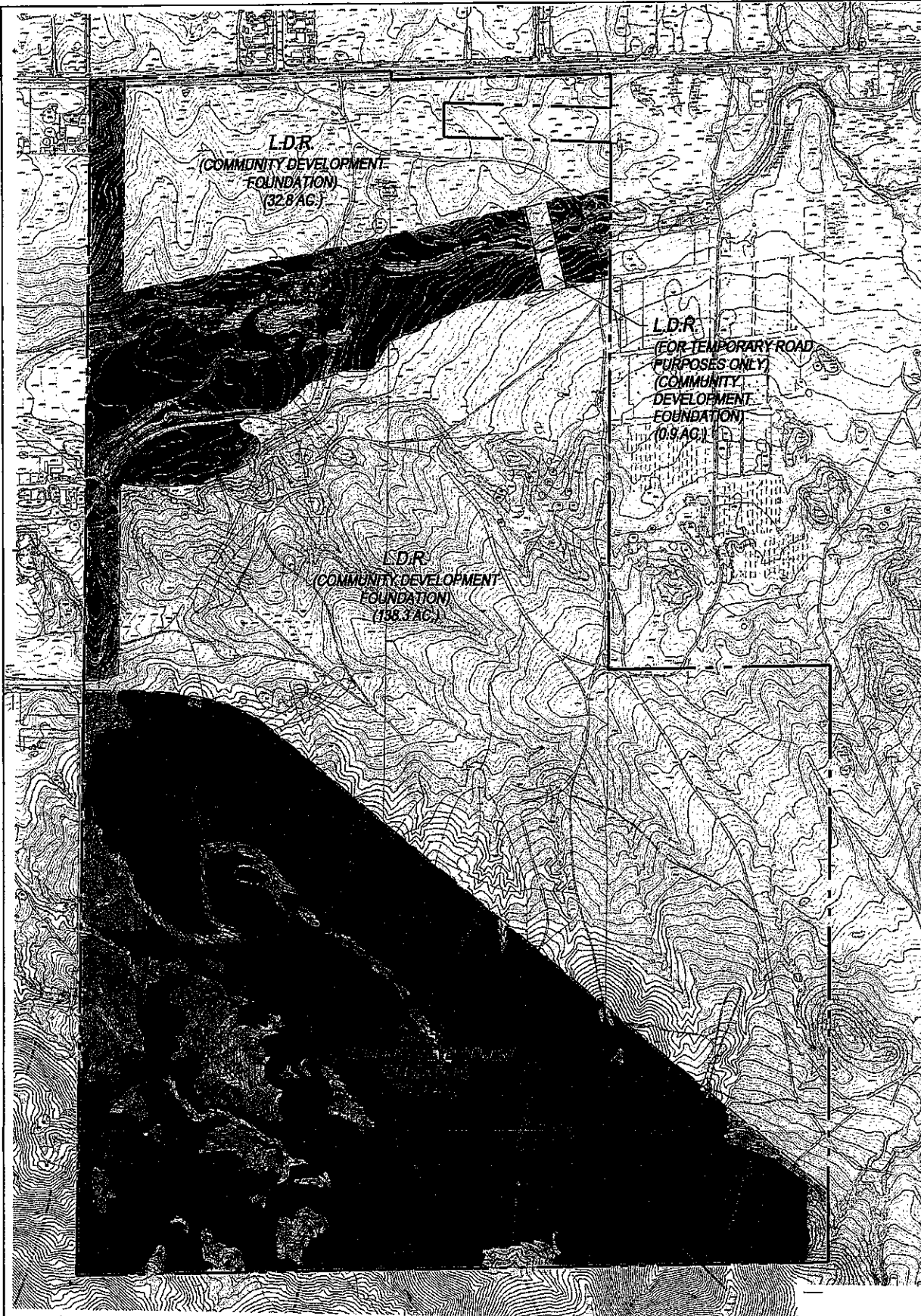
Cell



PROJECT AREA TABLE

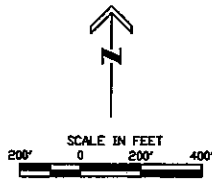
CATEGORY	AREA
DEVELOPMENT AREA (TOTAL)	443.4 AC
DEVELOPMENT AREA (RESERVED)	184.4 AC
DEVELOPMENT AREA (AVAILABLE)	259.0 AC
CONSERVATION AREA	14.73 AC
TOTAL	273.73 AC

CONCEPTUAL DEVELOPMENT PLAN
 FOR
 TENTATIVE TRACT MAP 35059
 (INDIAN MESSA)
 DAVID JEBERS CONSULTING, INC.
 9000 LANE FIVE, SUITE 100
 WASHINGTON, NC 27588-4477



LEGEND

- FROM: RURAL MOUNTAINOUS (R.M.: 10 AC. MIN.), RURAL RESIDENTIAL (R.R.: 5 AC. MIN.) AND VERY LOW DENSITY RESIDENTIAL (V.L.D.R.: 1 AC. MIN.) TO: LOW DENSITY RESIDENTIAL (L.D.R.: 1/2 AC. MIN.)
- FROM: RURAL MOUNTAINOUS (R.M.: 10 AC. MIN.), RURAL RESIDENTIAL (R.R.: 5 AC. MIN.) AND VERY LOW DENSITY RESIDENTIAL (V.L.D.R.: 1 AC. MIN.) TO: OPEN SPACE-RECREATION (O.S.-R.: N/A)



DATE: MARCH 3, 2008

E.A.# 41765
 G.P.A.# 00937
 PROPOSED G.P.A. EXHIBIT
 FOR
 TENTATIVE TRACT MAP NO.
35059

IN THE COUNTY OF RIVERSIDE, CALIFORNIA
 DAVID JEFFERS CONSULTING INC.
 19 SPECTRUM PONTE DRIVE, SUITE 609
 LAKE FOREST, CA 92630
 (949) 586-6778, FAX: (949) 586-5527

4/15/09
8.8

April 13, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
County of Riverside
4080 Lemon St., 9th 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

4/15/09
Item 8.8

Harrod, Mike

From: Laurie [tmcenterprises@earthlink.net]
Sent: Wednesday, April 15, 2009 7:34 AM
To: Harrod, Mike
Cc: RobJohns@rctlma.org; SNolasco@RCTLMA.org; CCoussoulis@Earthlink.net; DBcSoussoulis@earthlink.net; CindyRAGLM@aol.com; JudiHileman@earthlink.net; r.hileman@ieee.org; RKNRRNCH@aol.com; Kepkeda@Yahoo.com; Pjvdolls@aol.com
Subject: Re: [LakeMathewsTalks] GPA 937 - Agenda Item 8.8/Indian Mesa

Hello:

I am unable to support approval of this proposed General Plan Amendment, as it is currently proposed.

There are far too many issues in this area, including but not limited to water quality issues that would be severely impacted by this proposal.

This project area is also very close to, if not immediately adjacent to, a very sensitive habitat area which would be severely, negatively impacted by the proposed changes, as well as having it's own habitat issues within the area proposed for smaller parcels.

Please forward this information to the planning commission for consideration, and place my comments into the public record.

Sincerely,

Laurie Taylor
Lake Mathews

Harrod, Mike

From: Duval, Michael [MDuval@hineshort.com]
Sent: Thursday, April 16, 2009 8:09 AM
To: Harrod, Mike
Subject: GPA 937 - Indian Mesa Project

Mr. Harrod,

Please remember that rural communities can only stay rural by keeping the building density at its current level. I live in the Lake Mathews area and I support the views of RAGLM and their spokesperson Cindy Ferry.

To make sure this doesn't happen, this community needs to speak up. As myself, RAGLM board member Laurie Taylor, Lisa and other that spoke at the hearing yesterday did, you need to e-mail, send a letter or FAX to Mr. Harrod expressing your feelings/views/reasons for not allowing annexation into another SP. It REALLY IS your letters and your speaking at these hearings that makes the difference. When we don't take the time to send an e-mail, letter, FAX or make a phone call, we tell the county it doesn't matter to us, or that basically we approve of the request. We all need to exercise our rights as property owners/investors in Riverside County and tax payers to ensure that our part of the county remains what we moved here for or becomes what we moved here for. In this case, to stay the rural, equestrian area of Riverside County, as we were promised back in the 80's.

<< He was quite clear that they would not support that proposal either. >>

It is my understanding from those that did speak on the issue/agenda item at yesterday's hearing that the project was turned down and that Commissioner John Roth (resident of the Gavilan Plateau) did have a lengthy discussion with the developer about bringing such a project into this area. I did not hear just what was said, just that it was made clear that the project did NOT fit and would not be approved. Now it will take all of you sending in response to the proposal of adding it or annexing it into a Specific Plan. That is what Mr. Harrod and Commissioner Roth will need to support their reasons to not allow that to happen either

Michael Duval
14805 Burwood Drive
Lake Mathews, CA 92570

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Harrod, Mike

4/15/09
Item 8.8

From: CindyRAGLM@aol.com
Sent: Wednesday, April 15, 2009 7:15 AM
To: Harrod, Mike; RobJohns@rctlma.org; SNolasco@RCTLMA.org; LakeMathewsTalks@Yahooogroups.com; Lake_Mathews_Transit@Yahooogroups.com; RAGLMNotice@Yahooogroups.com; Rolling_Meadows_Road@yahoogroups.com; Watt_LMCOI@Yahooogroups.com; WoodcrestTalks@Yahooogroups.com; CCousoulis@Earthlink.net; DBcSousoulis@earthlink.net; CindyRAGLM@aol.com; JudiHileman@earthlink.net; r.hileman@ieee.org; tmcenterprises@earthlink.net; RKNRRNCH@aol.com; Kepkeda@Yahoo.com; Pjvdolls@aol.com
Subject: GPA 937 - Agenda Item 8.8/Indian Mesa

Mr. Harrod, I'm contacting you today in regard to agenda item 8.8, the Indian Mesa Project, GPA 937. I cannot make this meeting today. Now that I am working again, my time is very limited. I'm just now reading the agenda for today's hearing. Please try to get this to the commissioners prior to the hearing or read it aloud at the hearing, when this agenda item comes to the floor.

The Boulder Springs Project was a special exception and myself and RAGLM allowed the 1/2 ac. lots due to the soil conditions in the development area and the fact that the only way that project could be built was to bring in sewer. The cost of to do this necessitated smaller lots to recover the cost. Land conservation was another issue which caused us to allow 1/2 ac. lots. These are the only reasons we agreed to 1/2 ac. lots in this area.

I see no reason to now allow all the development in this area to go to 1/2 ac. and less. Until such time as we can meet with the developer and fully address the project itself and its reasons for such small lots in a rural community area, I cannot support this GPA.

Please understand that myself and members of the RAGLM board have worked well with this developer in the past and welcome them to our rural community. Myself and RAGLM work to maintain the rural, equestrian lifestyle the majority of our residents moved here for. Half acre lots have never been seen as very rural to most of our residents and therefore 1/2 ac. and smaller just would not meet with the approval of our residents. If there is just cause for why this project should be allowed to go smaller than the 2 1/2 ac. agreement the community had with the County back in 1986, then this project must conform to the current General Plan zoning. As much as we like this developer, we just cannot overlook the reason our residents moved here and the goal we serve as community spokespeople. We do hope the developer will see what this community is and has been and come in with a project that fits within the rural, equestrian way of this community. This is an exceptional area to live and people always enjoy this area. We hope to ensure this is always the case and welcome the developer to come and create a project that would be welcomed by the community and well received by those looking to move to this rural, equestrian community. I and the members of the RAGLM board look forward to working with this developer, on this parcel.

Cindy Ferry



Community Spokesperson for the Greater Lake Mathews area.

Owner/Operator of: LakeMathewsTalks@Yahoogroups.com, GHSchoolRedistrictingCommittee@Yahoogroups.com,
[Lake Mathews Transit@Yahoogroups.com](mailto:LakeMathewsTransit@Yahoogroups.com) and [Watt LMCOI@Yahoogroups.com](mailto:WattLMCOI@Yahoogroups.com)
Member/Monitor of: RAGLMNotice@Yahoogroups.com and WoodcrestTalks@Yahoogroups.com
CindyRAGLM@aol.com (best way to reach me)
[\(951\) 657-6610](tel:(951)657-6610)
[16115 Rocky Bluff Road](#)
[Gavilan Hills, CA. 92570-7471](#)

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Item 8.8

Harrod, Mike

From: LISA CANAVIER [J_LCANAVIER@MSN.COM]
Sent: Wednesday, April 15, 2009 9:37 AM
To: Harrod, Mike
Cc: Lake
Subject: Item 8.8 today's meeting

4/15/09

Importance: High

Dear Mr. Harrod,

According to your staff recommendation you are proposing to allow just over 1/4 acre sized lots near and within a rural community.

I would like to know the basis of your decision. This will not be conducive to horse keeping or any other type of actual rural living we moved her for. It surprises me that the County staff does not understand, or maybe they do and they just don't care, smaller sized lots THREATENS our way of life. People who buy these smaller lots out here in the "country" do so because the cost is typically less than a development within city limits, they do not want a rural lifestyle nor do they support it. Look at Yorba Linda as an example.

It is imperative to the residents here that this area maintain its rural designation and it would be nice to know people working for the county understand and would work to preserve it as well.

Lisa Canavier
Broker Associate - Star Real Estate
17897 Pony Butte Court
Gavilan Hills, California 92570
951-940-9922

Indian Mesa, LLC
341 West 2nd Street, Suite 1
San Bernardino, CA 92401
GPA937-Applicant

Dave Jeffers Consulting
19 Spectrum Pointe Drive, Suite 609
Lake Forest, CA 92630
GPA937-Engineer

Indian Mesa, LLC
341 West 2nd Street, Suite 1
San Bernardino, CA 92401
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Dave Jeffers Consulting
19 Spectrum Pointe Drive, Suite 609
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