

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

503B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
April 16, 2014

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 1137 - Applicant: Rancho Way LLC and Centennial Parkway LLC – Engineer/Representative: Mayers and Associates – First/First Supervisorial District – Location: Northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road and westerly of Forest Boundary Parkway – REQUEST: The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element for the subject property from Community Development: Light Industrial (CD: LI) (0.25 – 0.60 floor area ratio) and Rural: Rural Residential (R: RR) (5 acre minimum) to Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) and Rural: Rural Residential (R: RR) (5 acre minimum) on 12.3 gross acres.

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced General Plan Amendment (GPA) based on the attached report. The initiation of proceeding 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.

(Continued on next page)

\_\_\_\_\_  
Juan C. Perez, TLMA Director /  
Interim Planning Director

JCP:pr

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost:</b>	<b>POLICY/CONSENT (per Exec. Office)</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
<b>SOURCE OF FUNDS: N/A</b>				<b>Budget Adjustment: N/A</b>	
				<b>For Fiscal Year: N/A</b>	

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Tina Grande

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Prev. Agn. Ref.:**

**District: 1/1**

**Agenda Number:**

**15-1**

Departmental Concurrence

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

**FORM 11: General Plan Amendment No. 1137**

**DATE: April 16, 2014**

**PAGE: Page 2 of 2**

**BACKGROUND:**

**Summary**

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.

The GPA initiation was heard at the April 16, 2014, Planning Commission meeting. The Planning Commission commented that the future development of the proposed GPA will have to mitigate any potential impacts from future industrial uses as part of the adjacent Light Industrial land use designation. Another comment raised by the Planning Commission was the potential to change all the Light Industrial parcels north of the project as part of this GPA to Medium Density Residential. Plot Plan No. 24234 is a current development application submitted and in process with the County for two concrete tilt up warehouse-office buildings.

**Impact on Citizens and Businesses**

This action will initiate the County's review of the General Plan Amendment application, which will include an evaluation by Planning staff, the appropriate environmental review and consideration by the Planning Commission and Board of Supervisors during public hearings on the project.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C. Perez*  
*Interim Director*

**DATE: April 16, 2014**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Riverside Office** *D.M.*

**SUBJECT: General Plan Amendment No. 1137 (GPA1137)**

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |  |  |
|--|--|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive &amp; File; EOT)</small> | <input type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small>      |
| <input type="checkbox"/> Labels provided If Set For Hearing                                      | <input type="checkbox"/> Publish in Newspaper:   |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day  | <b>**SELECT Advertisement**</b>  |
| <input type="checkbox"/> Place on Consent Calendar   | <input type="checkbox"/> <b>**SELECT CEQA Determination**</b>  |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small>  | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day              |
| <input checked="" type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
|  | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                                      |

**\*\*No public notification required\*\***

**Do not send these documents to the County Clerk for posting**

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

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
April 16, 2014

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 1137 - Applicant: Rancho Way LLC and Centennial Parkway LLC – Engineer/Representative: Mayers and Associates – First/First Supervisorial District – Location: Northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road and westerly of Forest Boundary Parkway – REQUEST: The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element for the subject property from Community Development: Light Industrial (CD: LI) (0.25 – 0.60 floor area ratio) and Rural: Rural Residential (R: RR) (5 acre minimum) to Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) and Rural: Rural Residential (R: RR) (5 acre minimum) on 12.3 gross acres.

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced General Plan Amendment (GPA) based on the attached report. The initiation of proceeding 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.

(Continued on next page)

Juan C. Perez, TLMA Director /  
Interim Planning Director

JCP:pr

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost:</b>	<b>POLICY/CONSENT (per Exec. Office)</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
<b>SOURCE OF FUNDS:</b> N/A				<b>Budget Adjustment:</b> N/A	
				<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:**

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Prev. Agn. Ref.:**

**District:** 1/1

**Agenda Number:**

Departmental Concurrence

**BACKGROUND:**

**Summary**

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.

The GPA initiation was heard at the April 16, 2014, Planning Commission meeting. The Planning Commission commented that the future development of the proposed GPA will have to mitigate any potential impacts from future industrial uses as part of the adjacent Light Industrial land use designation. Another comment raised by the Planning Commission was the potential to change all the Light Industrial parcels north of the project as part of this GPA to Medium Density Residential. Plot Plan No. 24234 is a current development application submitted and in process with the County for two concrete tilt up warehouse-office buildings.

**Impact on Citizens and Businesses**

This action will initiate the County's review of the General Plan Amendment application, which will include an evaluation by Planning staff, the appropriate environmental review and consideration by the Planning Commission and Board of Supervisors during public hearings on the project.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
APRIL 16, 2014**

**I. AGENDA ITEM 2.1**

**GENERAL PLAN AMENDMENT NO. 1137** – Applicant: Rancho Way LLC & Centennial Parkway LLC – First/First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Light Industrial and Rural: Rural Residential – Location: Northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, and westerly of Forest Boundary Parkway – 12.3 Gross Acres – Zoning: Manufacturing-Service Commercial and Residential Agricultural-2 ½ acre minimum. (Legislative)

**II. PROJECT DESCRIPTION:**

To change the project site's current General Plan Land Use designation from Community Development: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential (2 - 5 dwelling units per acre) and Rural: Rural Residential.

**III. PLANNING COMMISSION ACTION:**

**THE PLANNING COMMISSION PROVIDED COMMENTS FOR THE BOARD OF SUPERVISORS**

**CD:** The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at [mcstark@rctlma.org](mailto:mcstark@rctlma.org).

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

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

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS TO THE BOARD OF SUPERVISORS**

### **RECOMMENDATIONS:**

The Planning Director recommended that the appropriate findings per the General Plan Administration Element can be made and the Planning Commission made the comments below. The Planning Director continues to recommend that the appropriate findings per the General Plan Administration Element can be made. 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 Charissa Leach:** Commented that the future development of the General Plan Amendment will have to mitigate any potential impacts from future industrial uses as part of the adjacent Light Industrial land use designation.

**Commissioner Ed Sloman:** None

**Commissioner John Petty:** Commented that the industrial parcels to the north should be added to this General Plan Amendment change from Community Development: Light Industrial to Community Development: Medium Density Residential

**Commissioner Bill Sanchez:** None

**Commissioner Mickey Valdivia:** None

Y:\Planning Case Files-Riverside office\GPA01137\GPIP\BOS\GPIP Directors Report.docx

D.M.

Agenda Item No.: 2.11  
Area Plan: Temescal Canyon  
Zoning Area: Glen Ivy  
Supervisory District: First/First  
Project Planner: Paul Rull  
Planning Commission: April 16, 2014

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

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

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

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

### ANALYSIS

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

#### *Earthquake Fault Zone*

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

#### *Existing Surrounding Specific Plans*

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

#### *Noise/Light*

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



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

*Circulation*

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

*High Fire Area*

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

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

**BACKGROUND:**

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

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

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

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

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

**GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:**

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

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

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

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

- (1) The Riverside County Vision;
- (2) Any General Plan Principle; or
- (3) Any Foundation Component designation in the General Plan.

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

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

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

**CONSIDERATION ANALYSIS:**

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

a. The proposed change does not conflict with:

(1) The Riverside County Vision.

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

(2) Any General Plan Principle.

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

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

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

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

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

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

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

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

**SUMMARY OF FINDINGS:**

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

**RECOMMENDATIONS:**

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and request that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1137. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Agricultural Preserve;
  - b. A Policy Area;
  - c. A Zoning Overlay;
  - d. A Habitat Conservation Area;
  - e. A Historic Preservation District;
  - f. Tribal Land;
  - g. A High Liquefaction Area;
  - h. Ord. No. 655 Mount Palomar Lighting Influence Area;
  - i. An Airport Influence Area; or
  - j. A Flood Zone.

3. The project site is located within:
  - a. A High Fire Area;
  - b. Temescal Canyon Municipal Advisory Committee;
  - c. High Paleontological Sensitivity Area;
  - d. A Fault Zone; and,
  - e. The City of Corona Sphere of Influence.
  
4. The subject site is currently designated as Assessor's Parcel Numbers 282-180-006 and 282-180-009.

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

# ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

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

Area Plan: Temescal Canyon  
Acreage: 12.3 gross acres

## EXISTING GENERAL PLAN DESIGNATIONS

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

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

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

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

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

---

## PROPOSED GENERAL PLAN CHANGES

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

Proposed General Plan Foundation: Community Development (CD)

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

Proposed Change to Policy Area or Overlay: N/A

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

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

---

**CHECK LIST**

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

**ENTITLEMENT/POLICY FINDINGS**

(Check all that apply)

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

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



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

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

**STAFF COMMENTS:**

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

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

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07821 GPA01137 TR35249  
VICINITY/POLICY AREAS**

Supervisor Jeffries  
District 1

Date Drawn: 03/13/2014  
Vicinity Map



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

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

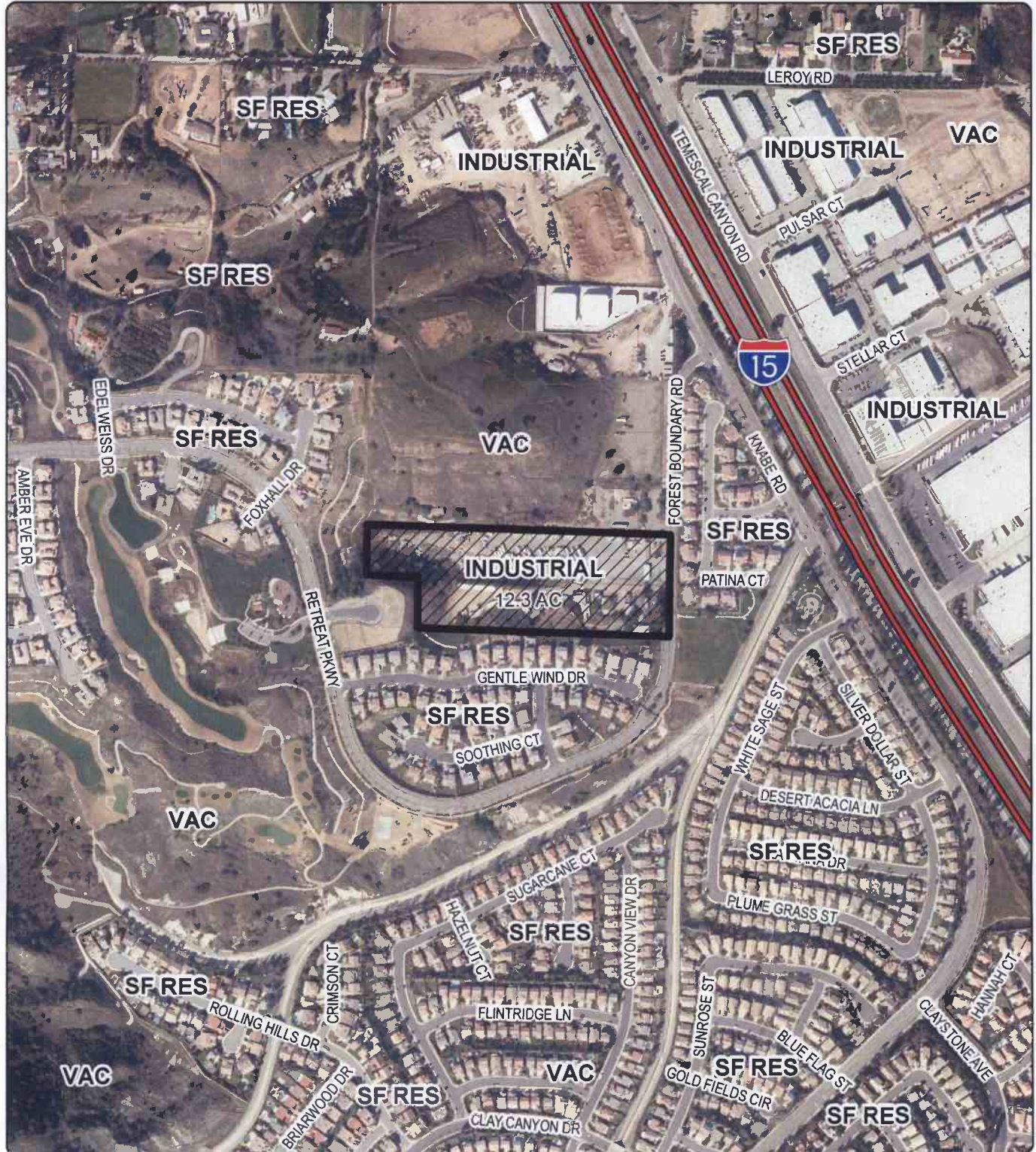


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.ca.gov/riverside.ca.us/indio.htm>

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07821 GPA01137 TR35249**  
**LAND USE**

Supervisor Jeffries  
 District 1

Date Drawn: 03/13/2014  
 Exhibit 1



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

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



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 963-6277 (Eastern County) or website at <http://www.pra.ca.gov/riverside.ca.us/index.html>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07821 GPA01137 TR35249

### PROPOSED ZONING

Supervisor Jeffries  
District 1

Date Drawn: 03/13/2014  
Exhibit 3



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

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

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tirna.co.riverside.ca.us/index.html>



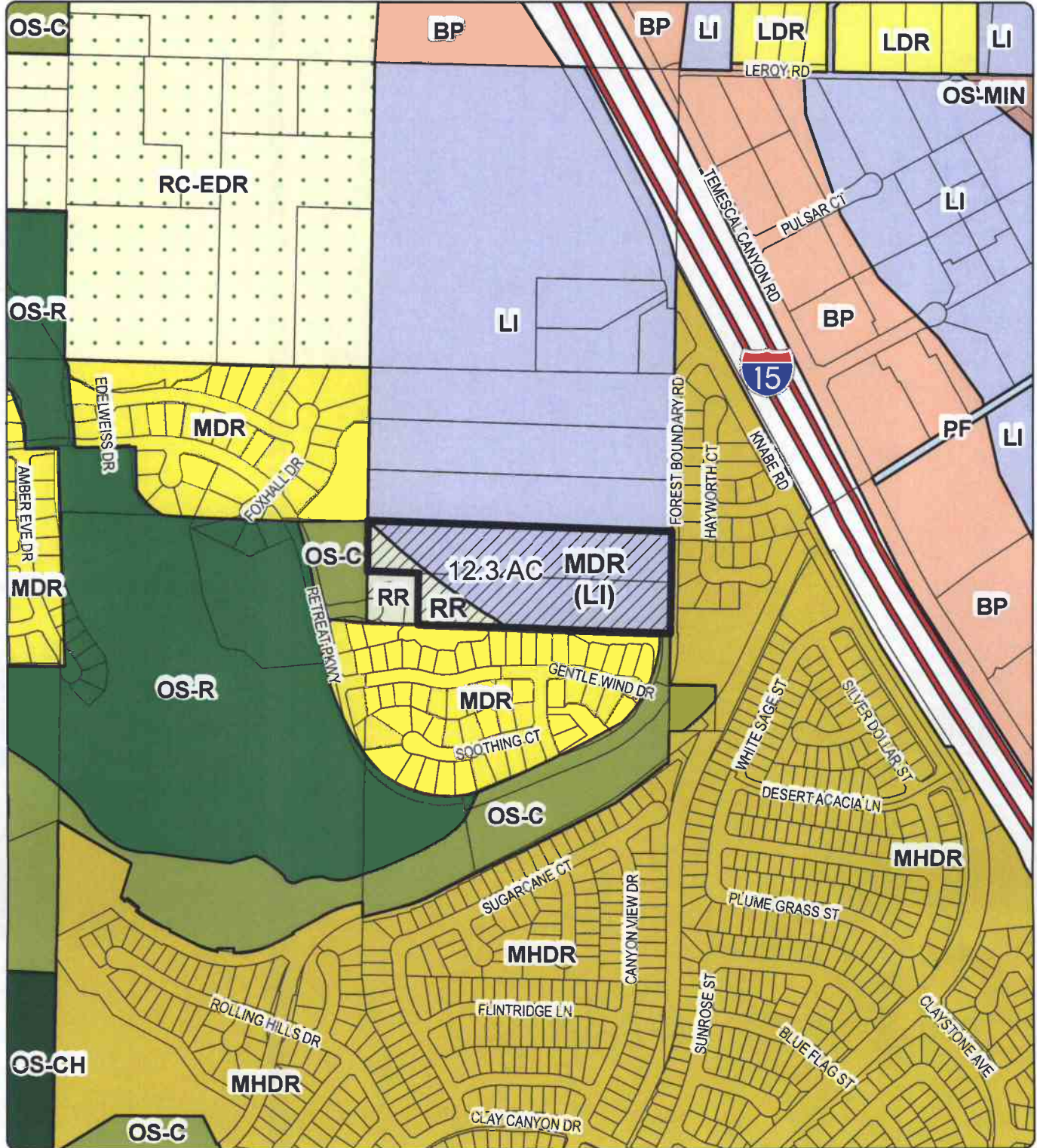
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07821 GPA01137 TR35249

PROPOSED GENERAL PLAN

Supervisor Jeffries  
District 1

Date Drawn: 03/13/2014  
Exhibit 6



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



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



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tima.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ7821 GPA1137 TR35249  
**SURROUNDING SPECIFIC PLANS**



Supervisor Jeffries  
District 1



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



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.



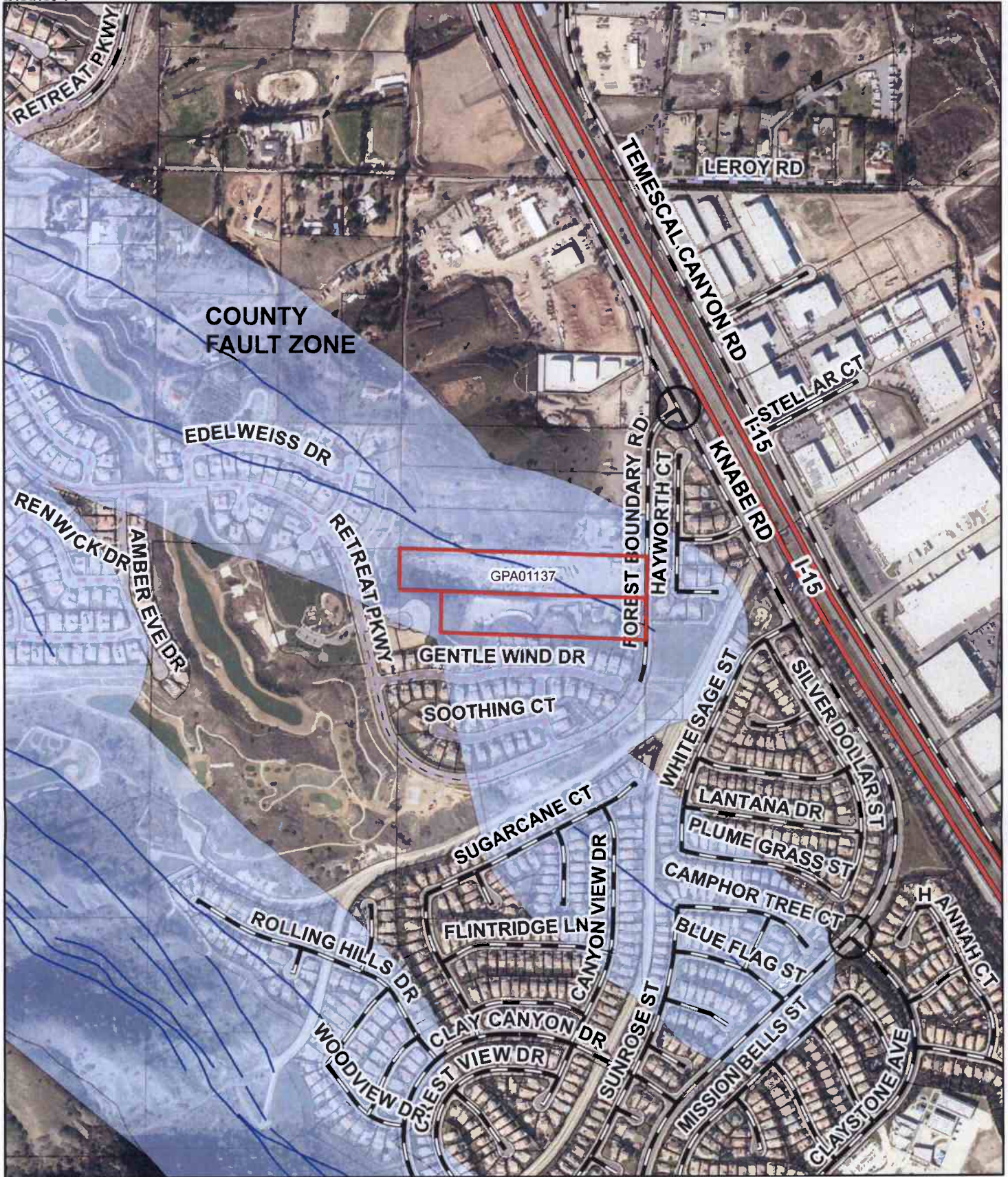
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ7821 GPA1137 TR35249

### EARTHQUAKE FAULT ZONE



Supervisor Jeffries  
District 1

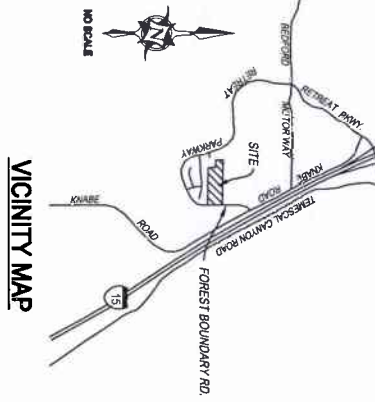
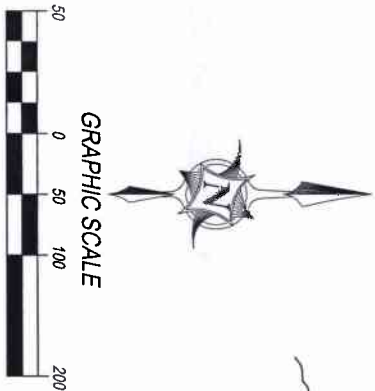
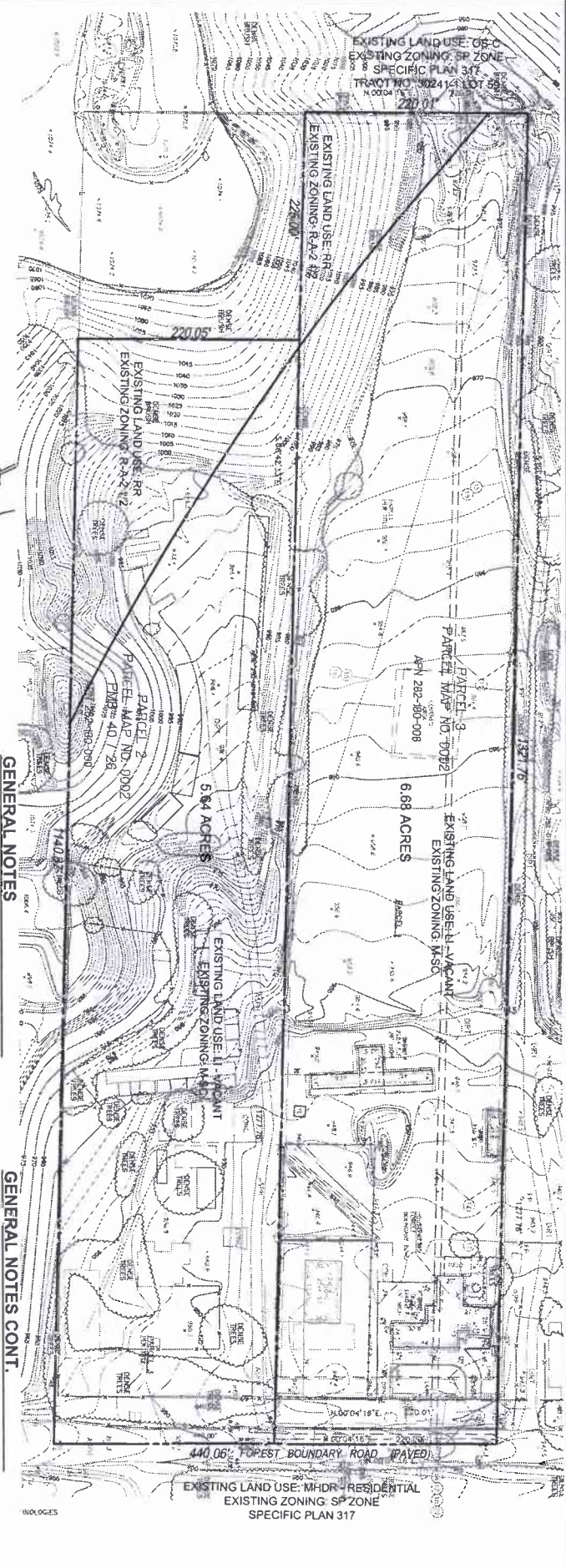


0 335 670 1,340 Feet  
1 inch = 667 feet

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



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.



**GENERAL NOTES**

1. APPLICANT: RANCHO WAY, LLC AND CENTENNIAL PARKWAY, LLC  
111 THEORY, SUITE 230  
RIVINE, CA 92617  
PHONE: (949) 463-1229
2. LAND OWNERS: RANCHO WAY, LLC AND CENTENNIAL PARKWAY, LLC  
111 THEORY, SUITE 230  
RIVINE, CA 92617  
PHONE: (949) 463-1229  
AND  
MEL AND SUSAN VANDER MOLEN FAMILY TRUST  
22281 SILVERPOINTE LOOP  
CORONA, CALIFORNIA, CA 92883  
PHONE: (949) 463-1229
3. MAP PREPARER: MAYERS AND ASSOCIATES,  
CIVIL ENGINEERING, INC.  
19 SPECTRUM PONTE DRIVE, SUITE 609  
LAKE FOREST, CA 92650  
PHONE: (949) 599-0870 FAX: (949) 599-0880
4. LEGAL DESCRIPTION: PARCEL 2 AND LETTERED LOT C AS SHOWN BY PARCEL MAP 9092 ON FILE IN BOOK 40 PAGE 26 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
PARCEL 2 AND LETTERED LOT B AS SHOWN BY PARCEL MAP 9092 ON FILE IN BOOK 40 PAGE 26 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

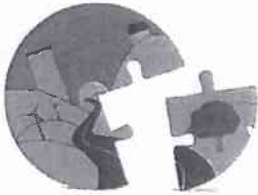
**GENERAL NOTES CONT.**

5. EXISTING GENERAL PLAN: LI (LIGHT INDUSTRIAL)
  6. PROPOSED GENERAL PLAN: MDR - MEDIUM DENSITY RESIDENTIAL (2 - 5 DU/AC)
  7. AMEND PARCEL 2 AND 3 FROM LIGHT INDUSTRIAL TO MEDIUM DENSITY RESIDENTIAL (2 - 5 DU/AC)
  8. PROJECT ACREAGE: 12.3 AC. GROSSNET
  9. ALL EXISTING BUILDINGS ARE TO BE REMOVED.
  10. THOMAS BROS. MAP 2008 SAN BERNARDINO AND RIVERSIDE COUNTIES PAGE 804 B-2, C-2
- ALL PROPERTIES INCLUDED IN THIS SITE PLAN ABOUT A PUBLIC STREET.  
DATE: MARCH 3, 2014

**SITE PLAN**  
**TTM 35249**  
**E.A.# XXXXX**

**MAYERS & ASSOCIATES**  
**CIVIL ENGINEERING, INC.**  
PLANNING - ENGINEERING - SURVEYING  
17 Sherman Drive, Suite 609 Lake Forest, CA 92550  
(949) 599-0870 • (949) 599-0880 Fax • www.mayers.com

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



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA  
PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR  
ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01137 DATE SUBMITTED: \_\_\_\_\_

### I. GENERAL INFORMATION

#### APPLICATION INFORMATION

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

Mailing Address: 111 THEORY, SUITE 250  
\_\_\_\_\_  
IRVINE IRVINE CA 92617  
City State ZIP

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

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

Mailing Address: 19 SPECTRUM POINTE DRIVE, SUITE 609  
\_\_\_\_\_  
LAKE FOREST LAKE FOREST CA 92630  
City State ZIP

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

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

Mailing Address: 111 THEORY, SUITE 250  
\_\_\_\_\_  
IRVINE IRVINE CA 92617  
City State ZIP

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

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

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

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

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

**DOUG WOODWARD**

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

*see Next Page*

**Rancho Way LLC & Centennial Pkwy, LLC**

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

**Mel & Susan Vander Molen Trust**

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 282-180-006 and 282-180-009  
Section: 28 Township: 4S Range: 6W  
Approximate Gross Acreage: 12.32 acres

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

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

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

**DOUG WOODWARD**

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

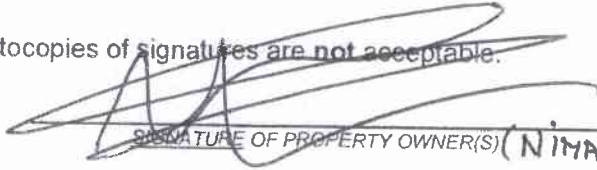
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

**Rancho Way LLC & Centennial Pkwy, LLC**

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)



(NIMA TAGHAVI)

**Mel & Susan Vander Molen Trust**

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 282-180-006 and 282-180-009

Section: 28 Township: 4S Range: 6W

Approximate Gross Acreage: 12.32 acres

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

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

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

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

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

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

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

Related cases filed in conjunction with this request:

Application for Zone Change and Tentative Tract Map 35249

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

Case Nos. Parcel Map 9092

E.A. Nos. (if known) \_\_\_\_\_ E.I.R. Nos. (if applicable): \_\_\_\_\_

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	SOUTHERN CALIFORNIA EDISON	X	
Gas Company	SOUTHERN CALIFORNIA GAS COMPANY	X	
Telephone Company	SBC & VERISON	X	
Water Company/District	LEE LAKE WATER DISTRICT	X	
Sewer District	LEE LAKE WATER DISTRICT	X	

Is water service available at the project site: Yes  No

If "No," how far away are the nearest available water line(s)? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) \_\_\_\_\_

Rancho Way LLC  
111 Theory, Suite 250  
Irvine CA 92617

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

Rancho Way LLC  
111 Theory, Suite 250  
Irvine CA 92617

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

Rancho Way LLC  
111 Theory, Suite 250  
Irvine CA 92617

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

Rancho Way LLC  
111 Theory, Suite 250  
Irvine CA 92617

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

Rancho Way LLC  
111 Theory, Suite 250  
Irvine CA 92617

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