

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

265B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
October 15, 2014

SUBJECT: GENERAL PLAN AMENDMENT NO. 1144 - Applicant: Corona Clay Co. – Engineer/Representative: Lilburn Corporation – First/First Supervisorial District – Location: Northerly of Park Canyon Drive, easterly of Dawson Canyon Road – REQUEST: The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element for the subject property from Open Space: Mineral Resources, Water, and Rural to Open Space: Mineral Resources, Water, Rural, and Recreation on 120 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 *D.M.*

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 1/1

Agenda Number:

15-1

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

FORM 11: General Plan Amendment No. 1144

DATE: October 15, 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 October 15, 2014, Planning Commission meeting. The Planning Commission provided comments which are attached.

Public comment in opposition to the GPA was submitted by Endangered Habitats League, care of Dan Silver, dated October 9, 2014. The comments will be reviewed and analyzed with the accompanying development project if the GPA is initiated.

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

ATTACHMENTS:

A. PLANNING COMMISSION STAFF REPORT



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

DATE: October 15, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *RAM*

SUBJECT: General Plan Amendment No. 1144 (GPA1144)

(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 & 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 | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <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
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"Planning Our Future... Preserving Our Past"

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
October 15, 2014

SUBJECT: GENERAL PLAN AMENDMENT NO. 1144 - Applicant: Corona Clay Co. – Engineer/Representative: Lilburn Corporation – First/First Supervisorial District – Location: Northerly of Park Canyon Drive, easterly of Dawson Canyon Road – **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element for the subject property from Open Space: Mineral Resources, Water, and Rural to Open Space: Mineral Resources, Water, Rural, and Recreation on 120 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 *D.M.*

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Deposit based funds	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Departmental Concurrence

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

FORM 11: General Plan Amendment No. 1144

DATE: October 15, 2014

PAGE: Page 2 of 2

BACKGROUND:

Summary

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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.

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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 October 15, 2014, Planning Commission meeting. The Planning Commission provided comments which are attached.

Public comment in opposition to the GPA was submitted by Endangered Habitats League, care of Dan Silver, dated October 9, 2014. The comments will be reviewed and analyzed with the accompanying development project if the GPA is initiated.

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

ATTACHMENTS:

A. PLANNING COMMISSION STAFF REPORT



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
OCTOBER 15, 2014**

I. AGENDA ITEM 2.1

GENERAL PLAN AMENDMENT NO. 1144 – Applicant: Corona Clay Co. – First/First Supervisorial District – Location: Northerly of Park Canyon Drive, easterly of Dawson Canyon Road, westerly of Dawson Canyon Road – 120 Gross Acres. (Legislative)

II. PROJECT DESCRIPTION:

The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element Land Use Designation from Open Space: Mineral Resources, Water, and Rural to Open Space: Mineral Resources, Water, Rural, and Recreation on 120 gross acres.

Spoke in favor of the project:

- Craig Deleo, 22079 Knabe Rd., Temecula Valley, 92883 (951) 277-2667
- Martin Derus, (909) 890-1818

No one spoke in opposition or in a neutral position.

III. PLANNING COMMISSION ACTION:

PLANNING STAFF RECEIVED 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.

Agenda Item No.:
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisory District: First/First
Project Planner: Paul Rull
Planning Commission: October 15, 2014

GENERAL PLAN AMENDMENT NO. 1144
(Entitlement/Policy Amendment)
Applicant: Corona Clay Co.
Representative: Lilburn Corporation

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: Identified that existing uses onsite are operating without permits, entitlements, and licenses. Discovered that the applicant has entitlement applications for the Conditional Use Permit and Surface Mining Permit filed with the County but was never completed and approved. Inquired about the status of Code Enforcement cases on the project site. Inquired about the proposed land use designation configuration and how it created a void of Open Space: Mineral Resources between the two proposed areas of Open Space: Recreation designation. Inquired about the applicant's pursuit of the surface mine facility and the need for Open Space: Mineral Resources designation.

Commissioner Ed Sloman: None

Commissioner John Petty: None

Commissioner Bill Sanchez: Inquired about the availability of use for the motorcycle testing tracks whether it was open to the public or private. Inquired about the operations of the motorcycle testing tracks.

Commissioner Mickey Valdivia: Absent



Juan C. Perez
Interim Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: October 15, 2014
TO: Riverside County Planning Commission
FROM: Planning Staff
RE: **October 15, 2014 Planning Commission meeting for Agenda Item 2-1 General Plan Amendment No. 1144**

1. Comments in opposition to General Plan Amendment No. 1144, submitted by Endangered Habitats League c/o Dan Silver, dated October 9, 2014.

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



October 9, 2014

Riverside County Planning Commission
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

RE: Item 2.1 (Oct. 15, 2014): General Plan Amendment 1144 – *OPPOSE*

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) asks you to recommend deferring action on this General Plan Amendment Initiation in Temescal Canyon until such time as code enforcement investigation and actions are completed and MSHCP compliance is assured.

It is EHL's understanding that the applicant is seeking to "grandfather" illegal, unpermitted activities, including motorcycle and model airplane uses, that are not allowed under current land use designations. Specifically, a "recreational use" category is being sought. According to the staff report, the property is within an MSHCP Criteria Cell. Lands needed for the Multiple Species Habitat Conservation Program (MSHCP) may have been destroyed or degraded, and remediation, restoration, and/or mitigation may be required. It is wholly premature and inappropriate to "grandfather" uses that may need to be removed entirely from the site in order to achieve MSCHP compliance.

A code enforcement case (#CV1403944) was opened on October 8, 2014. This case should run its course, and in the meantime, all unpermitted activities should cease. Following final code enforcement action and County Environmental Programs and Regional Conservation Authority actions in regard to the MSCHP (surveys, restoration, mitigation, etc.) a GPIIP can be applied for.

We note that the grounds proposed to justify GPA 1144 appear bogus. It is hard to see how grandfathering existing illegal recreational activities adds structural employment or improves the jobs-housing balance.

Riverside County ceased being the "wild west" some time ago. EHL asks for rigorous enforcement of zoning codes and full accounting of MSHCP impacts and obligations as the initial step in addressing the unpermitted activities.

Yours truly,

Dan Silver
Executive Director

Agenda Item No.: **2.1**
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisory District: First/First
Project Planner: Paul Rull
Planning Commission: October 15, 2014

GENERAL PLAN AMENDMENT NO. 1144
(Entitlement/Policy Amendment)
Applicant: Corona Clay Co.
Engineer/Representative: Lilburn Corporation

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1144 proposes to amend the Riverside County General Plan Land Use Element Land Use Designation from Open Space: Mineral Resources, Water, and Rural to Open Space: Mineral Resources, Water, Rural, and Recreation on 120 gross acres.

The proposed Amendment is located in Temescal Canyon Area Plan; more specifically, the subject site consists of five properties located northerly of Park Canyon Drive, easterly of Dawson Canyon Road, and westerly of Dawson Canyon Road.

ANALYSIS

Staff is recommending the initiation of the project, however, staff is also raising potential concerns regarding the following potential impacts:

Policy Areas

There are four policy areas located in proximity to, or within, the project boundary (see Vicinity map).

The El Sobrante Landfill Policy Area is located north and outside of the projects boundary and is associated with the El Sobrante Landfill. This facility is recognized as being important to the economy of Temescal Canyon and Riverside County and a necessary public facility. The facility commonly generates truck traffic, noise, and dust as part of their 24-hour operation. Development projects within this policy area are intended to ensure that the landfill's continued operations and compatibility with adjacent uses. Future recreational uses per the proposed Amendment are explicitly compatible with policy TCAP 2.2.a.4. open space.

East Temescal Hillside Policy Area is located east and outside of the projects boundary. This policy intends to ensure that the unique natural hillside features within this policy area are preserved and that any development occurring in this area is consistent with the Riverside County Vision.

Temescal Wash Policy Area is located to the south and inside of the projects boundary. The Temescal Wash is the principal drainage course within the Temescal Canyon. The Wash also serves as an important component of the Western Riverside County Multiple Species Habitat Conservation plan and has the potential for providing recreational amenities to the Temescal Canyon. The preservation and enhancement of this feature is an important component of the Temescal Canyon Area land use plan. Portions of the existing development are occurring within the policy area and will be required to be consistent with the Wash's policies when a development plan is submitted.

Serrano Policy Area is located to the southwest and outside of the projects boundary. The Serrano Policy Area serves as a hub and job center for light industrial jobs and supporting uses for residents in the area. The policies seek to promote and enhance employment opportunities in the area.

D.M.

Access

The main point of access to the project site is off of Dawson Canyon Road which is paved, via Park Canyon Drive which is not paved. Park Canyon Drive leads to the entrance of the project area, where smaller roads provide access throughout the site to different facilities. These roads surfaces may be below code requirement for emergency vehicles. Also, some of these roads leading to dirt tracks are at a significant slope which may pose problems for emergency vehicles to access safely. Another potential issue is ensuring that the project accommodates road access to its neighboring uses.

Drainage

There may be a potential impact with drainage onsite and ensuring that the project is held to current drainage standards and requirements. Runoff from the clay facility and dirt bike tracks are a concern with managing water quality.

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.

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; together with the appropriate development applications, will thereafter be processed, heard and decided in accordance with all the procedures applicable to a GPA application, 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 AMENDMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment (GPA) it must be established that the proposal could possibly satisfy certain required findings. Under Article II of Riverside County Ordinance No. 348, there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 1144 falls into the Entitlement/Policy category, because it is changing within the same Foundation Component (Open Space).

Article II Section 2.4.f.(2) of Ordinance No. 348 states a Planning Commission resolution recommending approval of a regular Entitlement/Policy Amendment and a Board of Supervisors resolution approving a regular Entitlement/Policy Amendment shall include findings, based on substantial evidence, that the proposed change does not involve a change in or conflict with the County's Vision, General Plan Principle, or Foundation Component designation, as well as contributing towards the achievement of the purposes of the General Plan, or at a minimum, would not be detrimental to them. Also, one additional finding from a list of five possible findings must be made. In the case of this project, the finding must also be made that an amendment is required because of special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

Consideration Analysis:

First Required Finding: The first finding per Article II Section 2.4.f.(2) of Ordinance No. 348 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.

1. The proposed change does not conflict with:

(a) The Riverside County Vision.

The proposed General Plan Amendment will provide for additional open space recreation opportunities. The Vision for Riverside County states that multipurpose regional open space and community neighborhood public spaces are permanent elements of the Riverside County landscape, and public access to recreation opportunities is part of the overall open space system with multi-purpose parks, play fields, and community facilities at varied sizes in accessible locations. The proposed Amendment is consistent with the vision as it is providing additional recreational opportunities for the County. The Amendment is also consistent with Open Space Element policies OS 20.4; "provide for the needs of all people in the system of the County recreation sites and facilities, regardless of their socioeconomic status, ethnicity, physical capabilities or age". The proposed Amendment would positively contribute towards the purposes of the General Plan and County Vision by providing recreational opportunities for the County. The findings can be made that the proposed Amendment contributes to implementation of the County's vision, and does not change or conflict with general plan principles.

(b) Any General Plan Principle.

The proposed Amendment meets the General Plan Principle of creating a comprehensive open space system that provides a framework for community development and encompass the needs of humans for active and passive recreation, as well as the needs of multiple species for survival and sustenance. The Amendment also is consistent with several of the Temescal Canyon Area Plan (TCAP) policies:

- TCAP 5.5. Encourage intensive recreation development such as parks and golf courses along the river banks above and out of erosive flooding areas.
- TCAP 6.2. Encourage maintenance of Temescal Wash in its natural state, with its ultimate use for recreational and open space purposes such as trails, habitat preservation, and groundwater recharge.

The proposed Amendment would provide for recreational opportunities in proximity to Temescal Wash and is compatible with the existing surrounding land use designations.

The findings can be made that the proposed Amendment does not change or conflict with general plan principles.

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

The proposed land use designations are all within the same Open Space Foundation, and the proposal would be consistent with this Foundation.

Second Required Finding: The second finding per Article II Section 2.4.f.(2) of Ordinance No. 348 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.

2. The proposed Amendment would achieve the purposes of the General Plan and would not be detrimental to the General Plan in that recreational opportunity and recreational land use designations are potentially allowed within urban environments subject to required improvements and design standards. 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 proposed Amendment will provide recreational opportunities for the County.

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, the General Plan indicates that an additional finding, from a list of five, must also be made.

3. The appropriate additional finding for the proposed Amendment is: 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. The Amendment will introduce job opportunities through the existing motorcycle testing research and development and repair facilities and model airplane field.

SUMMARY OF FINDINGS:

- | | |
|---|---|
| 1. General Plan Land Use (Ex. #6): | Open Space: Mineral Resources, Water, Rural |
| 2. Proposed General Plan Land Use (Ex. #6): | Open Space: Mineral Resources, Water, Rural |
| 3. Surrounding General Plan Land Use (Ex.#6): | Community Development: Public Facilities, Light Industrial, Rural: Rural Mountainous, Open Space: Water |
| 4. Existing Zoning (Ex. #2): | Mineral Resources, Mineral Resources & Related |

- | | |
|-----------------------------------|--|
| 5. Surrounding Zoning (Ex. #2): | Manufacturing, Natural Assets,
Mineral Resources, Mineral Resources & Related
Manufacturing, Natural Assets, Residential
Agricultural-10 acre minimum |
| 6. Existing Land Use (Ex. #1): | Motorcycle test track facility, clay processing facility,
model airplane field |
| 7. Surrounding Land Use (Ex. #1): | Vacant land, industrial storage yard, |
| 8. Project Data: | Total Acreage: 120 gross acres |
-

RECOMMENDATIONS:

Staff recommends that the appropriate findings per Article II of Riverside County Ordinance No. 348 can be made and that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1144. 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 (8/27/14), no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An earthquake fault zone;
 - b. A Specific Plan,
 - c. Tribal Land,
 - d. A General Plan Overlay Area,
 - e. A Historic Preservation District,
 - f. Mt. Palomar Observatory Ordinance No. 655,
 - g. An Agriculture Preserve, and
 - h. An Airport Influence Area.
3. The project site is located within:
 - a. A Flood Sensitive Area,
 - b. Serrano Policy Area, Temescal Wash Policy Area,
 - c. Corona-Norco Unified School District,
 - d. A High Fire Area,
 - e. Western Riverside Multi-Species Habitat Conservation Plan Criteria Cell
 - f. Temescal Canyon Municipal Advisory Committee boundary, and
 - g. City of Corona Sphere of Influence.
4. The subject site is currently designated as Assessor's Parcel Numbers 283-190-019, 283-190-021, 283-190-022, 283-190-040, 283-190-041

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA1144

POLICY AREAS

N



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 pull on 9/3/2014

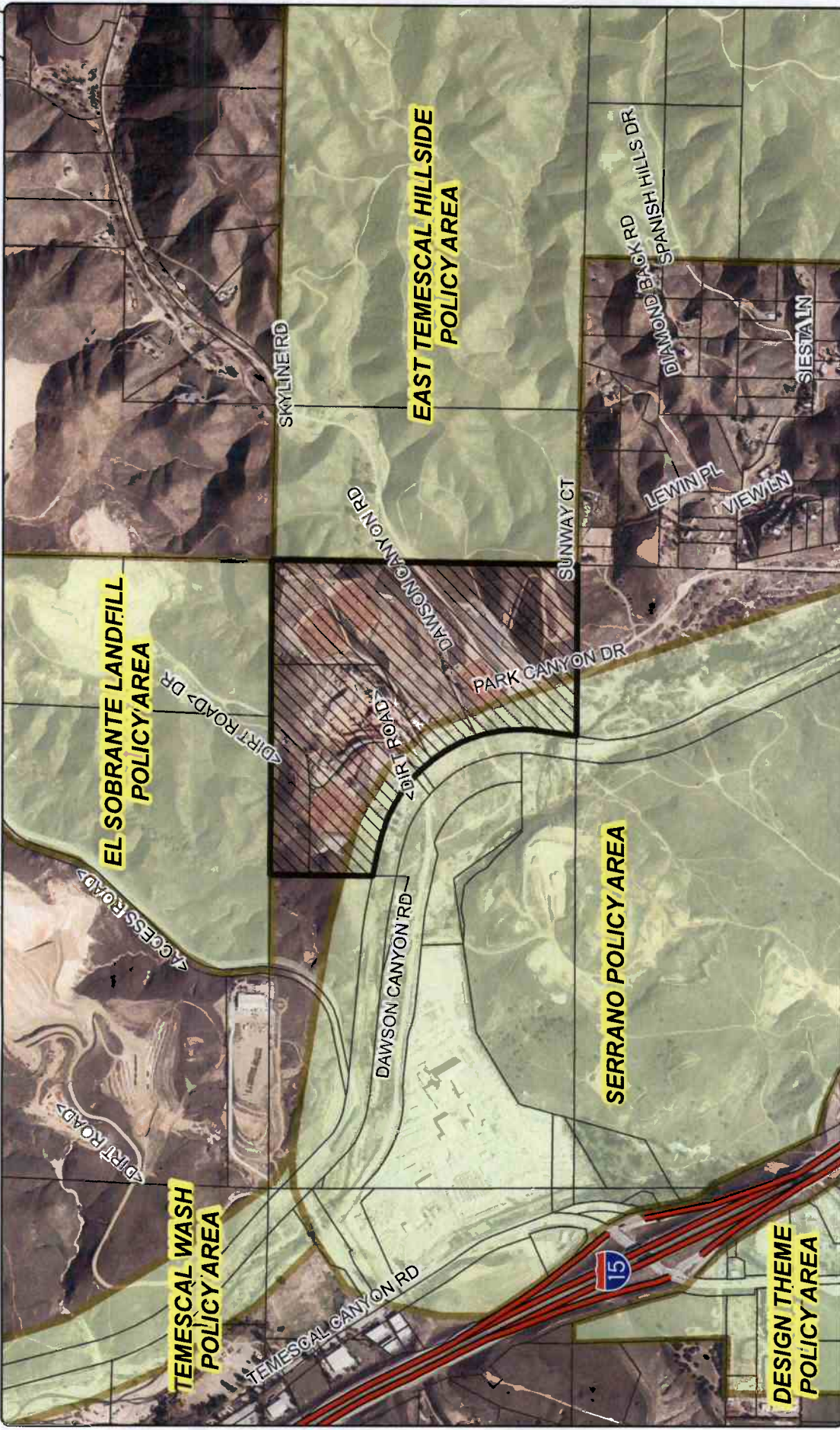


The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for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

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01144
VICINITY/POLICY AREAS

Supervisor Jeffries
 District 1

Date Drawn: 08/28/2014
 Vicinity Map



Zoning Area: Glen Ivy

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2014, the County of Riverside published a new General Plan providing for such use designations for unincorporated Riverside County periods. 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 Public Works at (951) 965-4277 (Riverside County) or Website: <http://riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

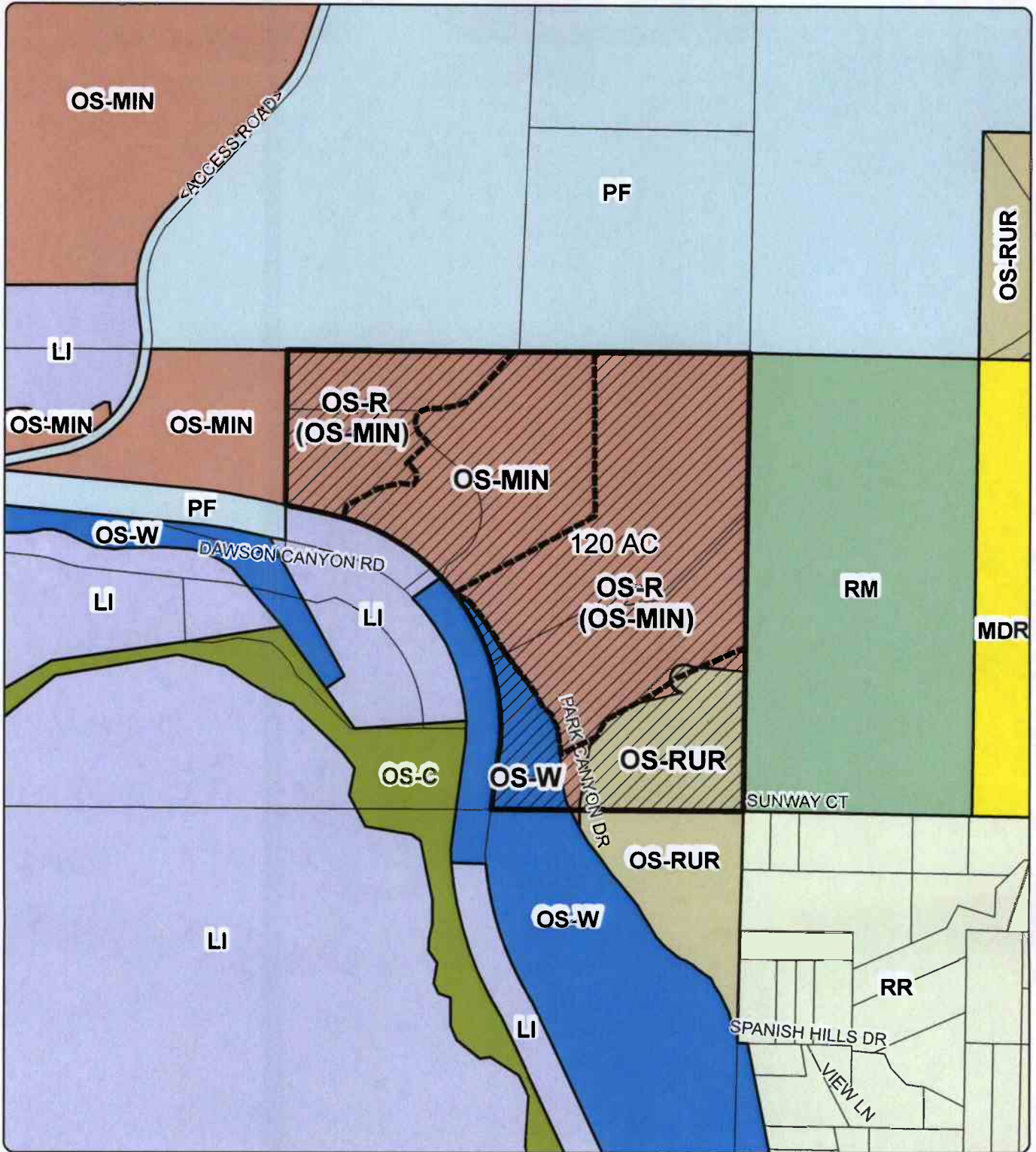
GPA01144

PROPOSED GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 08/28/2014

Exhibit 6



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

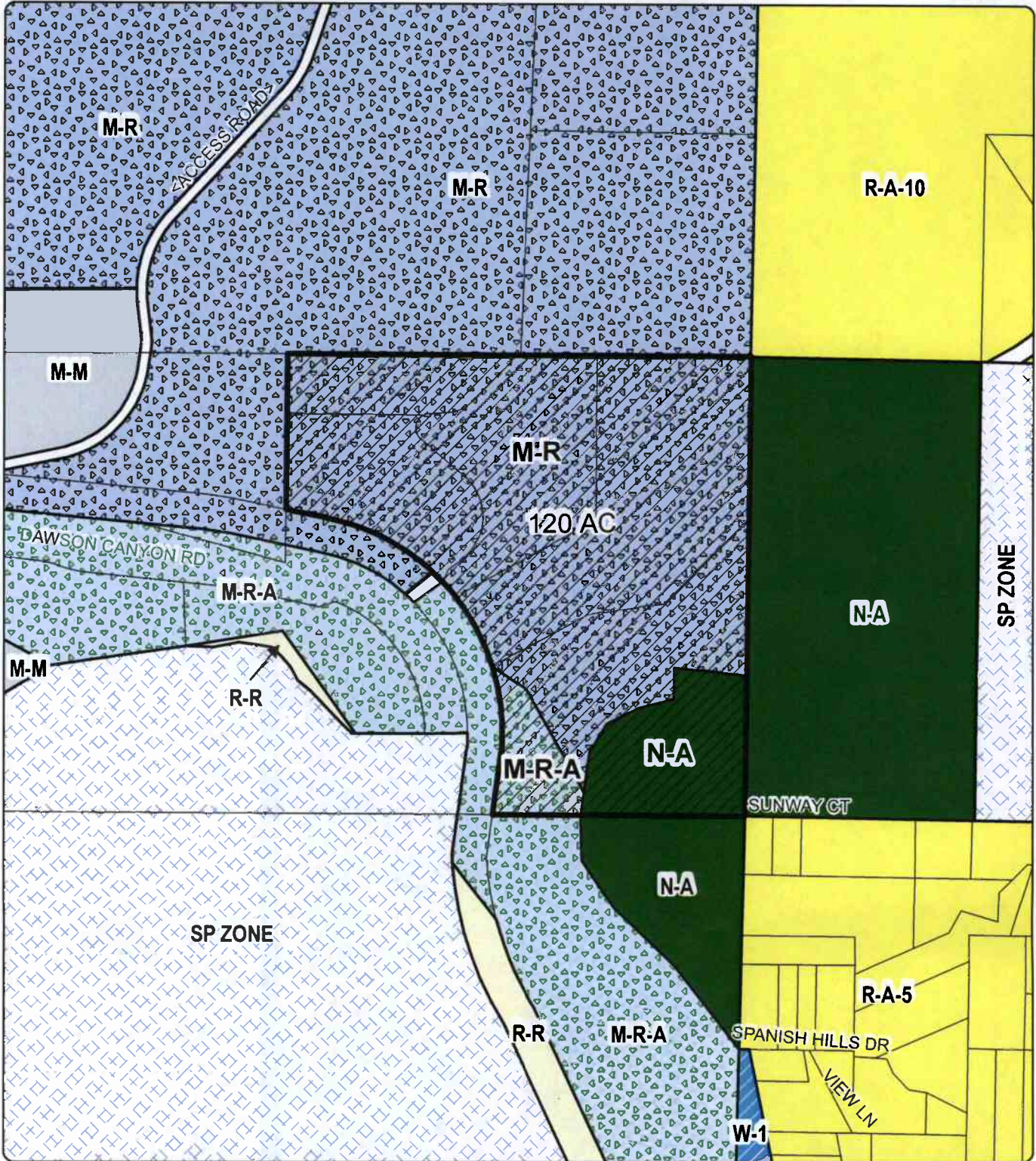
GPA01144

Supervisor Jeffries
District 1

Date Drawn: 08/28/2014

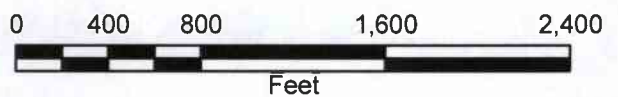
EXISTING ZONING

Exhibit 2



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01144

LAND USE

Supervisor Jeffries
District 1

Date Drawn: 08/28/2014
Exhibit 1



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



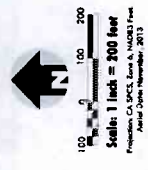
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LEGEND

- Corona Clay Property
- Existing Parcel Line
- Proposed General Plan Amendment From OS-MH (Mineral Resources) to OS-R (Recreation)
- USGS Survey Section Line
- Intermittent Stream

Existing General Plan Land Use Designations

- OS-MH Open Space - Mineral Resources
- OS-RH Open Space - Rural
- OS-W Open Space - Water
- PF Public Facilities
- LI Light Industrial
- RR Rural Residential
- RM Rural Medium-Density



NOTES

- A. Applicant: Corona Clay Co., 22079 Kneabe Road, Corona, CA 92880, 951-277-2667
- B. Land Owner: Corona Clay Co., Craig Debo, 22079 Kneabe Road, Corona, CA 92880, 951-277-2667
- C. Map Preparation: Uihart Consulting, 1905 Business Center Drive, San Bernardino, CA 92408
- D. Legal Description: See attached
- E. Amendment Description: Amend OS-MH to OS-R on approximately 72 acres.
- F. Thomas Brooker, Map Coordinator and Page Number 2005, Page 804, F4

PROPOSED GENERAL PLAN AMENDMENTS

Corona Clay, COUNTY OF RIVERSIDE, CALIFORNIA

Scale: 1"=200'

Date: 07/28/2014 (MAD)

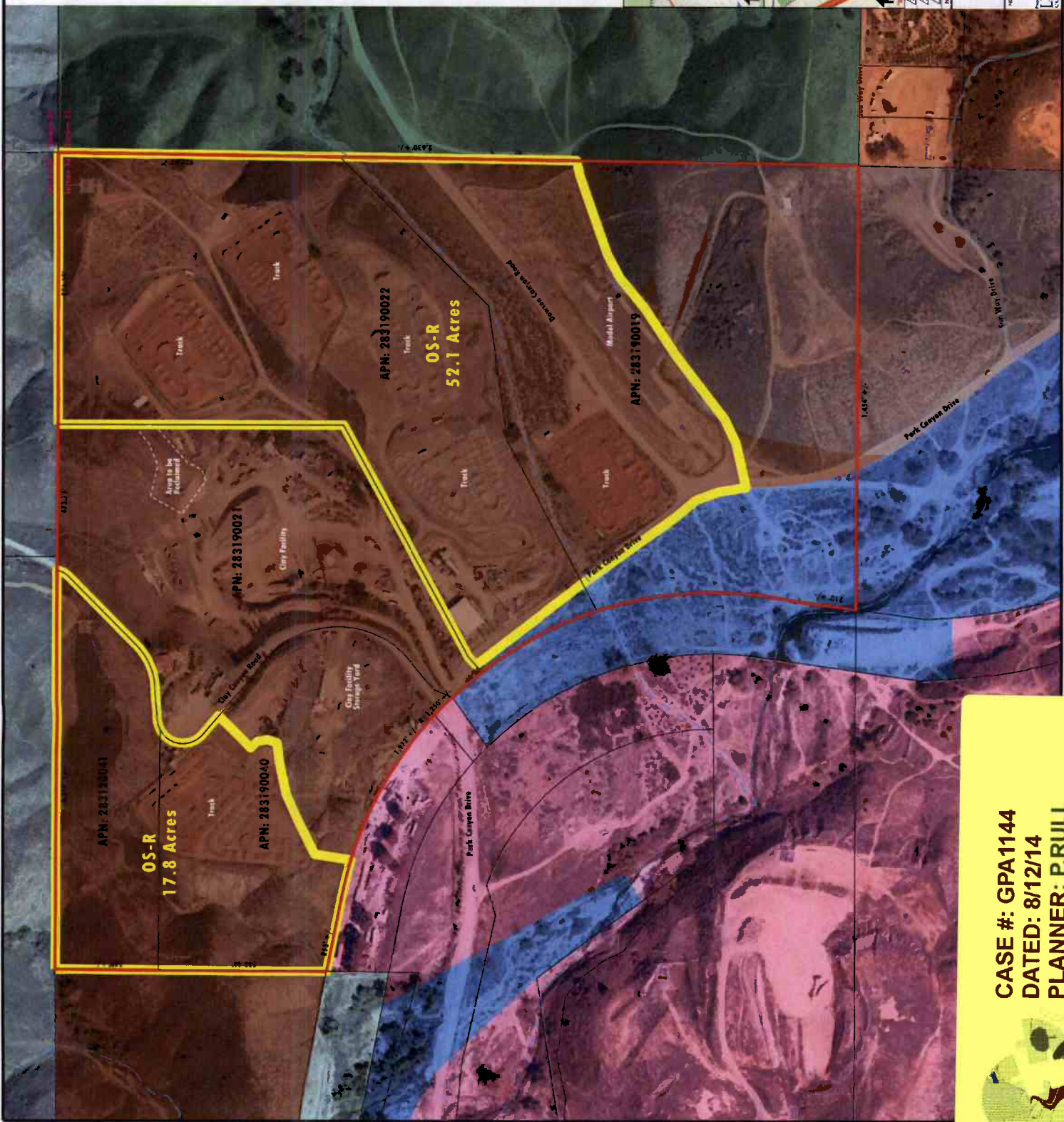
DCM: General Plan Amendment 2014-04

100% Boundaries for the Amended, CA 2005

APR 10/26/2014

PROJECT NUMBER: 2014-04

SHEET 1 of 1



CASE #: GPA1144
DATED: 8/12/14
PLANNER: P.RULL

ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA No. 1144 Supervisorial District: First Existing Zoning: Mineral Resources, Mineral Resources & Related Manufacturing, Natural Assets

Area Plan: Temescal Canyon
Acreage: 120 Acres

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Open Space (OS)

Existing General Plan Land Use Designation: Mineral Resources, Water, Rural

Existing Policy Area(s) or Overlay(s): Within Serrano, Temescal Wash, Abutting El Sobrante Landfill, East Temescal Hillside

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: Open Space (OS)

Proposed General Plan Land Use Designation: Mineral Resources, Water, Rural

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

Case: **ENTITLEMENT/POLICY GPA 1144**

Printed: 9/3/2014 10:59:38 AM

File: Y:\Planning Case Files-Riverside office\GPA01144\GPIP\PC\GPA Checklist.docx

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell	X		
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)	X		Within flooding sensitivity
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within ½ Mile	X		Unnamed fault in Elsinore fault zone
Liquefaction Potential; Subsidence		X	Low
High Fire Area	X		
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues	X		The main point of access to the project site is off of Dawson Canyon Road which is paved, via Park Canyon Drive which is not paved. Park Canyon Drive leads to the entrance of the project area, where smaller roads provide access throughout the site to different facilities. These roads surfaces may be below code requirement for emergency vehicles. Also, some of these roads leading to dirt tracks are at a significant slope which may pose problems for emergency vehicles to access safely. Another potential issue is ensuring that the project accommodates road access to its neighboring uses.
Water / Sewer Issues		X	

City Sphere of Influence	X	City of Corona
Proposed Annexation/ Incorporation Area	X	
Other Issues* (see below)	X	There may be a potential impact with drainage onsite and ensuring that the project is held to current drainage standards and requirements. Runoff from the clay facility and dirt bike tracks are a concern with managing water quality.

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>(a) The Riverside County Vision.</p> <p>The proposed General Plan Amendment will provide for additional open space recreation opportunities. The Vision for Riverside County states that multipurpose regional open space and community neighborhood public spaces are permanent elements of the Riverside County landscape, and public access to recreation opportunities is part of the overall open space system with multi-purpose parks, play fields, and community facilities at varied sizes in accessible locations. The proposed Amendment is consistent with the vision as it is providing additional recreational opportunities for the County. The Amendment is also consistent with Open Space Element policies OS 20.4; "provide for the needs of all people in the system of the County recreation sites and facilities, regardless of their socioeconomic status, ethnicity, physical capabilities or age". The proposed Amendment would positively contribute towards the purposes of the General Plan and County Vision by providing recreational opportunities for the County. The findings can be made that the proposed Amendment contributes to implementation of the County's vision, and does not change or conflict with general plan principles.</p> <p>(b) Any General Plan Principle.</p> <p>The proposed Amendment meets the General Plan Principle of</p>

<p>creating a comprehensive open space system that provides a framework for community development and encompass the needs of humans for active and passive recreation, as well as the needs of multiple species for survival and sustenance. The Amendment also is consistent with several of the Temescal Canyon Area Plan (TCAP) policies:</p> <p>TCAP 5.5. Encourage intensive recreation development such as parks and golf courses along the river banks above and out of erosive flooding areas.</p> <p>TCAP 6.2. Encourage maintenance of Temescal Wash in its natural state, with its ultimate use for recreational and open space purposes such as trails, habitat preservation, and groundwater recharge.</p> <p>The proposed Amendment would provide for recreational opportunities in proximity to Temescal Wash and is compatible with the existing surrounding land use designations.</p> <p>The findings can be made that the proposed Amendment does not change or conflict with general plan principles.</p> <p>(c) Any Foundation Component designation in the General Plan.</p> <p>The proposed land use designations are all within the same Open Space Foundation, and the proposal would be consistent with this Foundation.</p> <p>2. The proposed Amendment would achieve the purposes of the General Plan and would not be detrimental to the General Plan in that recreational opportunity and recreational land use designations are potentially allowed within urban environments subject to required improvements and design standards. 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 proposed Amendment will provide recreational opportunities for the County.</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>		<p>X</p>	

			The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.
Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.	X		
A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.	X		
An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.	X		
An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.	X		3. The appropriate additional finding for the proposed Amendment is: 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. The Amendment will introduce job opportunities through the existing motorcycle testing research and development and repair facilities and model airplane field.
An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.	X		

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

STAFF COMMENTS:

Department	Comments
Planning	None at this time
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

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.

Mr. Craig Deleo

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.

Mr. Craig Deleo

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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): 283-190-019, 021, 022, 040, and 041
Section: 35 Township: 4S Range: 6W
Approximate Gross Acreage: 72

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Dawson Canyon Road, South of N/A, East of Park Canyon DR, West of N/A.

Thomas Brothers map, edition year, page number, and coordinates: PAGE: 804 GRID: F3, F4, G3, G4

Existing Zoning Classification(s): GLEN IVY AREA, M-R

Existing Land Use Designation(s): OS-MIN

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

Related cases filed in conjunction with this request:
N/A

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

Case Nos. CUP03265, SMP165

E.A. Nos. (if known) Unknown E.I.R. Nos. (if applicable): N/A

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?		
		Yes	No
Electric Company	Southern California Edison	X	
Gas Company	The Gas Company		X
Telephone Company	AT & T (Wireless)	X	
Water Company/District	Elsinore Valley Municipal Water District	X	
Sewer District	On-site septic system	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) Unknown (Septic)

FOR CORONA CLAY COMPANY GPA APPLICATION

PROPOSAL(describe the details of the proposed General Plan amendment):

Amend a total of approx. 72 acres from:

Open Space – Mineral Resources (OS-MIN) to Open Space – Recreation (OS-R)

Within the following APNs:

- approx. 19 acres of APN 283-190-019 (portion);
- 33.91 acres of APN 283-190-022 (all);
- approx. 10 acres of APN 283-190-040 (portion); and
- 9.06 acres of APN 283-190-041 (all).

JUSTIFICATION FOR AMENDMENT

Corona Clay Company owns five (5) parcels located approximately 0.75 miles east-northeast of the intersection of I-15 and Temescal Canyon Road. The site is within the General Plan Area of Temescal Canyon. The site is specifically located to the northeast of Park Canyon Road and Dawson Canyon Road. The site is designated in the General Plan as Open Space – Mineral Resources (OS-MIN) and zoned Mineral Resources (M-R) as the general area has historically and continues to be a resource for aggregate and clay materials.

Currently the areas surrounding the site include the El Sobrante Landfill (Public Facility) located at its closest approx. 0.25 miles to the north; two clay manufacturing facilities (Light Industrial) located approx. 0.25 miles to the west; generally open space to the south with rural residential approx. 1,000 feet south; and rural mountainous with scattered rural residential starting about 0.5 miles east and extending east in Dawson Canyon.

Corona Clay utilizes the central parcel (APN 283-190-021) consisting of 20 acres and approx. six acres of APN 283-190-040 for the processing and manufacture of various clay mix products. This facility in the past was associated with nearby mines, however, currently the facility has mainly been importing broken clay tile and other rock, gravel, sand, and clay material to crush, screen and mix to produce its final products such as “Angel Mix” for baseball fields and other clay, soil, and rock mixes for recreational trails and parks. **This area is designated as OS-MIN and will remain under this designation in the future.**

The southeastern area of APN 283-190-019 is designated Open Space – Rural consistent with uses to the southeast; and the southwest portion of this parcel is designated Open Space – Water as it located within the floodplain of Temescal Wash. The designations in these areas are not proposed to be amended.

Portions of the remaining four parcels on about 72 acres are being utilized as motorcycle test tracks and testing grounds used by motorcycle manufacturers. These facilities are not open to

the public and are used only during daylight hours. Each site may have an open sided small shade structure and is fenced with 6' chain link fencing. The sites are leased to various motorcycle manufacturers to test their motorcycles on motocross tracks. In addition, there is an existing equipment repair facility located on one parcel that will be re-designated for accessory uses to the motorcycle test facilities only.

A second use existing onsite in APN 283-190-019 is a remote controlled model airplane field consisting of approx. 1.25 acres of pavement and shade structures. It is leased to model airplane clubs.

This GPA proposes to maintain the existing General Plan foundation of Open Space and to amend the existing landuse designation on 72 acres from Open Space – Mineral Resources (OS-MIN) to Open Space – Recreation (OS-R).The OS-R land use designation “allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks” (Riverside County General Plan 2014 as amended). Taking into account the existing onsite use of off-road vehicle use and the model airplane field, a unique recreational use, the OS-R land use designation would be most consistent with these existing land uses.

The GPA will maintain the Open Space foundation and would be consistent with and not interfere with the existing surrounding designations land uses on adjacent parcels including OS – MIN; OS-RUR and OS-W to the south; Light Industrial to the west; and Public Facility (El Sobrante Landfill) to the north. The OS-R would also act as a transitional or buffer zone between the OS-MIN and LI with the RM and OS-RUR to the east and south.

In conjunction with this GPA, the existing zoning of Mineral Resources (M-R) will be changed to W-2 (Controlled Development Areas). The uses are consistent with the OS-REC and the W-2 zoning which allows various recreational uses including an airport or landing field and trail bike parks with a Conditional Use Permit.

Corona Clay Co.
628 Lancer Lane
Corona CA 91719

Lilburn Corporation
Attn: Marty Derus
1905 Business Center Drive
San Bernardino CA 92408

Corona Clay Co.
628 Lancer Lane
Corona CA 91719

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