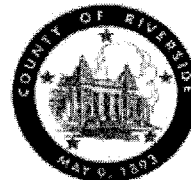


REVIEWED BY EXECUTIVE OFFICE  
DATE 12/31/09 WITH THE CLERK OF THE BOARD  
Tina Grande  
Departmental Concurrence

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

604B



FROM: TLMA – Planning Department

SUBMITTAL DATE:  
December 14, 2009

SUBJECT: GENERAL PLAN AMENDMENT NO. 1081 – (Entitlement/Policy) - Applicant: YAPY Inv Partners – Engineer/Representative: Paul Peck - First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) - Location: Northerly of El Sobrante Drive, easterly of La Sierra Avenue, and southerly of Blackburn Road. – 8.17 Gross Acres – Zoning: Controlled Development Areas – (W-2) - REQUEST: Proposal to amend the project site's existing General Plan Land Use designation from Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.60 Floor Area Ratio) - APN: 270-190-017

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors adopt an order initiating the above referenced general plan amendment based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place

Jerry Jolliffe, Deputy Director for,  
Ron Goldman  
Planning Director

(CONTINUED ON ATTACHED PAGE)

RG:jb  
PW

☐ Policy  
☒ Policy

Dep't Recomm.: ☒ Consent  
Per Exec. Ofc.: ☐ Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: January 12, 2010  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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.

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**15.2**

(1)

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from the Planning Department regarding General Plan Amendment No. 1081 (Entitlement/Policy) – YAPY Inv Partners/Paul Peck – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – 1<sup>st</sup> District to amend the project site's existing General Plan Land Use Designation from Community Development: Low Density Residential (½ acre minimum) to Community Development: Commercial Retail (0.20 – 0.60 floor area ratio) is approved as recommended.

(2)

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter be reconsidered.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on January 12, 2010 of Supervisors  
Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: January 12, 2010  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

By: [Signature] Deputy

AGENDA NO.  
15.2

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

604 B

December 14, 2009

**SUBJECT:** Initiation Proceedings for General Plan Amendment No. 1081  
(Entitlement/Policy Amendment)

**SECTION:** Development Review – Riverside Office

**TO:** Clerk of the Board of Supervisors  
**FROM:** Planning Department

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

- |   |   |
|---|---|
| <input type="checkbox"/> Approve  | <input type="checkbox"/> Set for Hearing  |
| <input type="checkbox"/> Deny   | <input type="checkbox"/> Publish in Newspaper: Press Enterprise                                 |
| <input type="checkbox"/> Place on Policy Calendar   | <input type="checkbox"/> Adopt Mitigated Negative Declaration                                   |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Administrative Action   | <input type="checkbox"/> Certify Environmental Impact Report                                    |
| <input checked="" type="checkbox"/> Place on Section of Initiation Proceeding                   | <input type="checkbox"/> Notify Property Owners   |
| <input type="checkbox"/> File: NOD and Mit. Neg. Declaration                                    | <input type="checkbox"/> Labels provided  |
| <input type="checkbox"/> Labels provided:   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                         |
| <input type="checkbox"/> If Set For Hearing:  |   |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |   |

**Designate Newspaper used by Planning Department for Notice of Hearing:** Press Enterprise

### Clerk Of The Board

Please charge your time to case number(s): ZGPA01081

**Documents to be sent to County Clerk's Office:**  
NONE

Revised: 12/14/09  
Y:\Planning Case Files-Riverside office\GPA01081\GPIP 11A coversheet GPA01081.doc

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*Ray*  
*12-23-09*

**PLANNING COMMISSION  
MINUTE ORDER OCTOBER 28, 2009  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 8.3: GENERAL PLAN AMENDMENT NO. 1081** – Entitlement / Policy - Applicant: YAPY Inv Partners – Engineer/Representative: Paul Peck - First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) - Location: Northerly of El Sobrante Drive, easterly of La Sierra Avenue, and southerly of Blackburn Road. – 8.17 Gross Acres – Zoning: Controlled Development Areas – (W-2) - APN: 270-190-017.

**II. PROJECT DESCRIPTION**

Proposal to amend the project site's existing General Plan Land Use designation from Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) to Community Development: Commercial Retail (CD:CR) (0.20 – 0.60 Floor Area Ratio).

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Jeff Horn, at 951-955-4641 or email [jhorn@rctlma.org](mailto:jhorn@rctlma.org).

The following spoke in favor of the subject proposal:

Paul Peck, Applicant's Representative, 16801 Sendero Del Charro, Riverside, California 92504

The following spoke in opposition of the subject proposal:

Cynthia L. Ferry, 16115 Rocky Bluff Road, Gavilan Hills, California 92570

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

No one spoke in a neutral position the subject proposal.

**IV. CONTROVERSIAL ISSUES**

NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, recommended to the Board of Supervisors;

**INITIATION of the GENERAL PLAN AMENDMENT**

**VI. CD**

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

Agenda Item No.: **8.3**  
Area Plan: Lake Mathews/Woodcrest  
Zoning District: Lake Mathews  
Supervisory District: First  
Project Planner: Jeff Horn  
Planning Commission: October 28, 2009

General Plan Amendment No. 1081  
Type of GPA: Entitlement/Policy  
Applicant: YAPY Investment Partners  
Engineer/Rep.: Paul A. Peck

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

### **RECOMMENDATIONS:**

The Planning Director recommended to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1081 and the Planning Commission made the comments below. The Planning Director continues to recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1081.

### **PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:**

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

**Commissioner John Roth:** Agrees with initiation. Depending on intensity of commercial use, any proposed project must mitigate all traffic increases and safely design ingress and egress to the project site. Any proposed project should signalize the intersection of El Sobrante Road and La Sierra Avenue.

**Commissioner John Snell:** No comments.

**Commissioner John Petty:** No comments.

**Commissioner Jim Porras:** No comments.

**Commissioner Jan Zappardo:** No comments.

Agenda Item No.: 8.7  
Area Plan: Lake Mathews/Woodcrest  
Zoning District: Lake Mathews  
Supervisory District: First  
Project Planner: Jeff Horn  
Planning Commission: November 28, 2009

General Plan Amendment No. 1081  
Type of GPA: Entitlement/Policy  
Applicant: YAPY Investment Partners  
Engineer/Rep.: Paul A. Peck

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### **PROJECT DESCRIPTION AND LOCATION:**

The General Plan Amendment proposes to amend the current General Plan Land Use Designation from Community Development: Low Density Residential (LDR) (1/2 acre minimum) to Community Development: Commercial Retail (CR) (0.20 – 0.60 Floor Area Ratio) for an 8.17 gross acre property.

The project is located in the community of Lake Hills in the Lake Mathews/Woodcrest Area Plan, more specifically, northerly El Sobrante Drive, easterly of La Sierra Avenue, and southerly of Blackburn Road.

### **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 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** GPA, under Section 2.4.

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

### **REQUIRED 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. 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.

General Plan Amendment No. 1081 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that two required findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two required 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 required finding 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 Amendment does not conflict with:

(1) The Riverside County Vision: It is reasonable to assume that a Commercial Retail (CR) (0.25 – 0.60 Floor Area Ratio) Designation for the parcel in question will achieve the future vision of General Plan. The Lake Mathews/ Woodcrest Area Plan's "patterns and types of land uses are an extension of the existing land use patterns for Lake Mathews/Woodcrest, and consequently



help maintain the identity and character of its distinctive communities. Selective additions to the land use choices refine the potential here without changing the basic character of these local communities." (LMWAP) The addition of commercial retail to the intersection of two Urban Arterial Highways, La Sierra Avenue and El Sobrante Drive, will provide highly valuable services locally to the many residents of the built out Lake Hill Estates and Victoria Groves Specific Plans. Amending the land use from residential to a Commercial Retail use will achieve the intent of Area Plan, and therefore the Riverside County Vision.

(2) Any General Plan Principle: The proposed commercial retail land use follows the natural land development of the Community Development Foundation by creating a logical transition between a major highways and sensitive receptors of the existing residential use and school site northerly of the project site. This change will not conflict with and General Plan Principles, and will enhance the Economic Development, Community Development, and Transportation General Planning Principles.

(3) Any Foundation Component designation in the General Plan: The project designation would be within the same Foundation. Thus, the proposed Amendment is consistent with the Community Development Foundation.

**Second Required Finding:** The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The Lake Mathews/ Woodcrest Area Plan's "patterns and types of land uses are an extension of the existing land use patterns for Lake Mathews/Woodcrest, and consequently help maintain the identity and character of its distinctive communities. Selective additions to the land use choices refine the potential here without changing the basic character of these local communities." (LMWAP) The addition of commercial retail to the intersection of two Urban Arterial Highways, La Sierra Avenue and El Sobrante Drive, highly valuable services will be provided locally to the many residences of the built out Lake Hill Estates and Victoria Groves Specific Plans. The proposed Amendment is consistent with the General Plan Land Use Element and with the pattern of existing development in the surrounding area, as the proposed nonresidential land use will serve as a natural buffer for noise, traffic, light, fumes, or potential air quality impacts from La Sierra Avenue and El Sobrante Drive, designated Urban Arterial Highways, and the existing residential land uses westerly of the subject parcel. The findings can be made that the proposed Amendment is not detrimental to the purposes of the General Plan.

**Third Required Finding:** In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made. The appropriate additional finding for the proposed Amendment is "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." The intersection of La Sierra Avenue and El Sobrante Drive, both Urban Arterial Highways, has grown to be a major traffic corridor for the Lake Mathews area. As such, the potential negative impacts of noise, light, fumes, or air quality impacts caused by traffic are not compatible with the current low density residential designation. This parcel would be better suited as commercial uses with intermittent occupancy rather than residential uses with more permanent sensitive receptors. As such, the finding that special circumstances or conditions have emerged that were unanticipated in preparing the General Plan can be.

#### **SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #6): Community Development: Low Density Residential

- |  |   |
|--|---|
|  | (CD:LDR) (1/2 acre minimum)   |
| 2. Surrounding General Plan Land Use (Ex. #6): | Community Development: Low Density Residential (CD:LDR) (1/2 acre minimum) to the north and east, Community Development: Public Facilities (CD:PF) to the south, Rural: Rural Residential to the west.  |
| 3. Existing Zoning (Ex. #2):                   | Controlled Development Areas – (W-2)  |
| 4. Surrounding Zoning (Ex. #2):                | Controlled Development Areas – (W-2) to the north, east, and south, and Residential Agricultural - (1 Acre Minimum) (R-A-1) the west.   |
| 5. Existing Land Use (Ex. #1):                 | Vacant land   |
| 6. Surrounding Land Use (Ex. #1):              | Vacant to the north, Municipal Water District flood channel to the east, a chicken ranch to the southeast, a Municipal Water District facility to the south, and single family residential to the west. |
| 7. Project Data:                               | Total Acreage: 8.17 Gross Acres   |

### **RECOMMENDATIONS:**

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1081. 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. The project site is not located within:
  - a. A Flood Zone;
  - b. Lighting Ord 655;
  - c. The boundaries of a Redevelopment Area;
  - d. An Airport Influence Area;
  - e. An Area drainage plan area; or,
  - f. A dam inundation area.
2. The project site is located within:
  - a. The boundaries of the Harvest Valley/Winchester Area Plan;
  - b. A high fire area;
  - c. Riverside City sphere of influence;
  - d. WRCMSHCP Criteria Cell No. 2028;
  - e. County Service Area No. 152; and,
  - f. The boundaries of the Riverside Unified School District.
3. The subject site is currently designated as Assessor's Parcel Number: 270-190-017



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01081

Supervisor Buster  
District 1

Date Drawn: 09/08/09  
Vicinity Map

VICINITY/POLICY AREAS



Zoning District: Lake Mathews  
Township/Range: T3SR5W  
Section : 31

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.lima.co.riverside.ca.us/index.html>

Assessors Bk. Pg. 247-19  
Thomas Bros. Pg. 744 H7



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01081

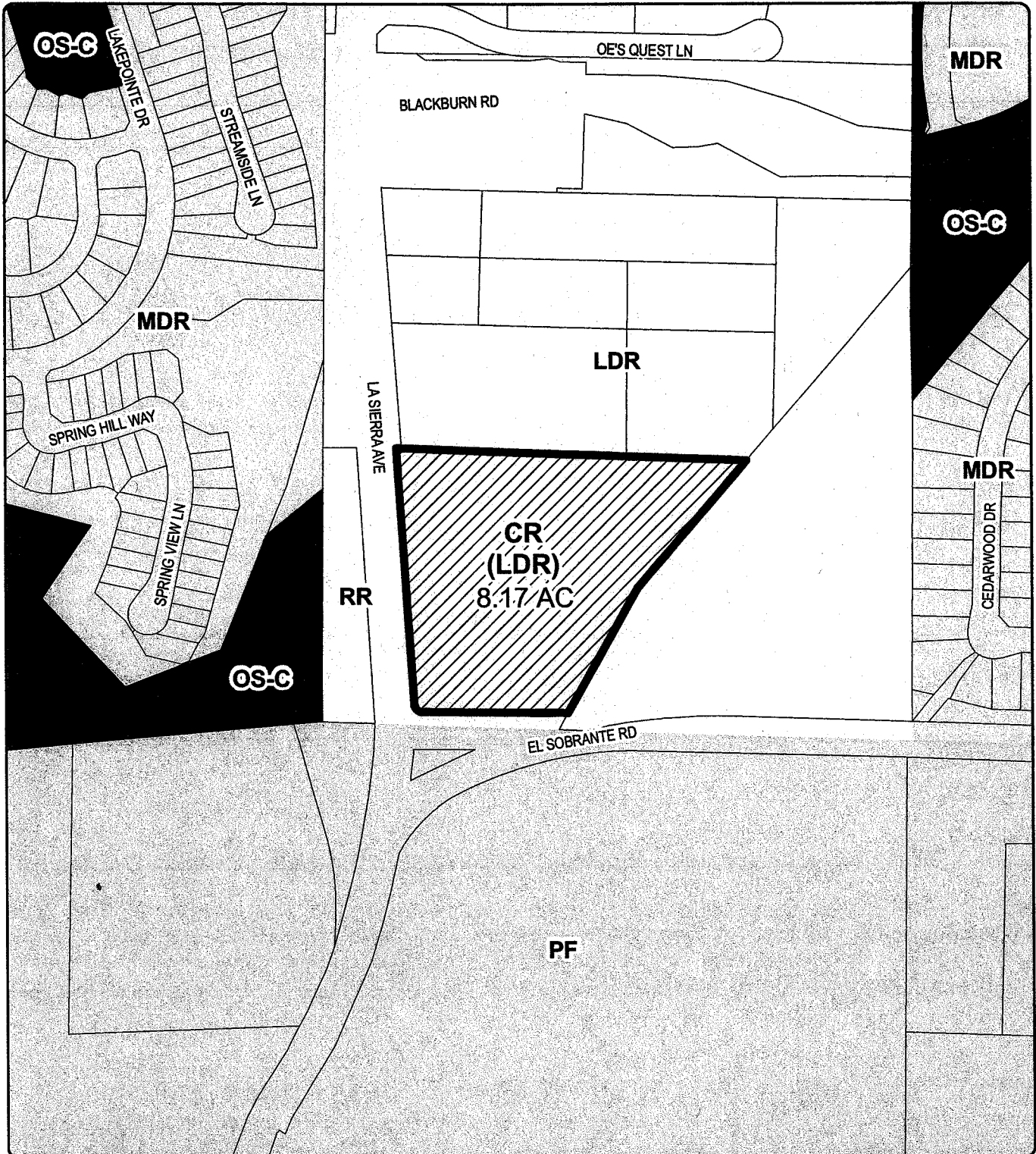
Date Drawn: 9/08/09

Supervisor Buster

District: 1

### PROPOSED GENERAL PLAN

Exhibit 6



Zoning District: Lake Mathews  
Township/Range: T3SR5W  
Section: 31

Assessors Bk. Pg. 247-19  
Thomas Bros. Pg. 744 H7  
Edition 2009



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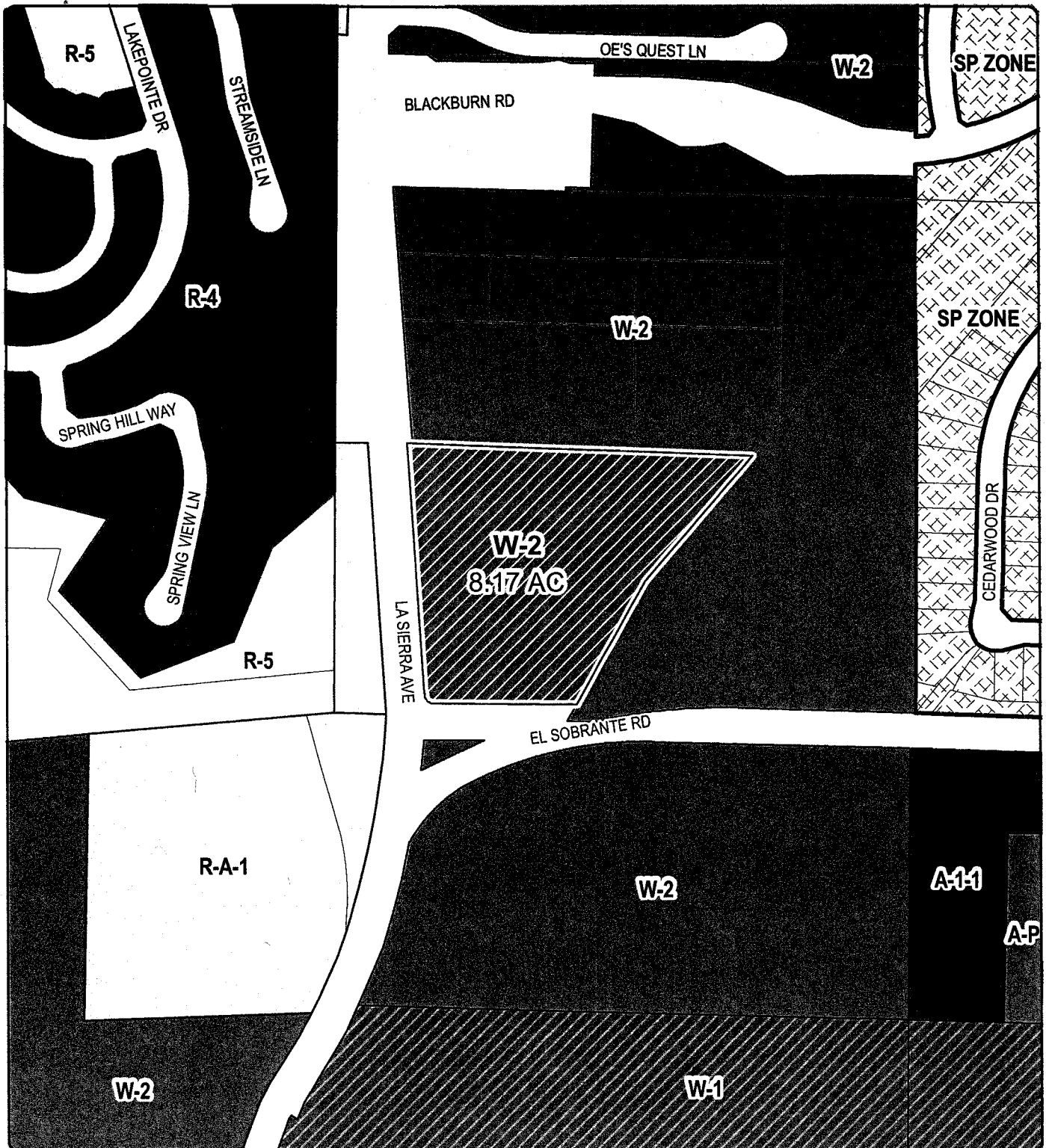
# RIVERSIDE COUNTY PLANNING DEPARTMENT

**GPA01081**

## EXISTING ZONING

Supervisor Buster  
District 1

Date Drawn: 9/14/09  
Exhibit 2



Zoning District: Lake Mathews  
Township/Range: T3SR5W  
Section : 31

Assessors Bk. Pg. 247-19  
Thomas Bros. Pg. 744 H7  
Edition 2009

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0 162.5 325 650 975  
Feet

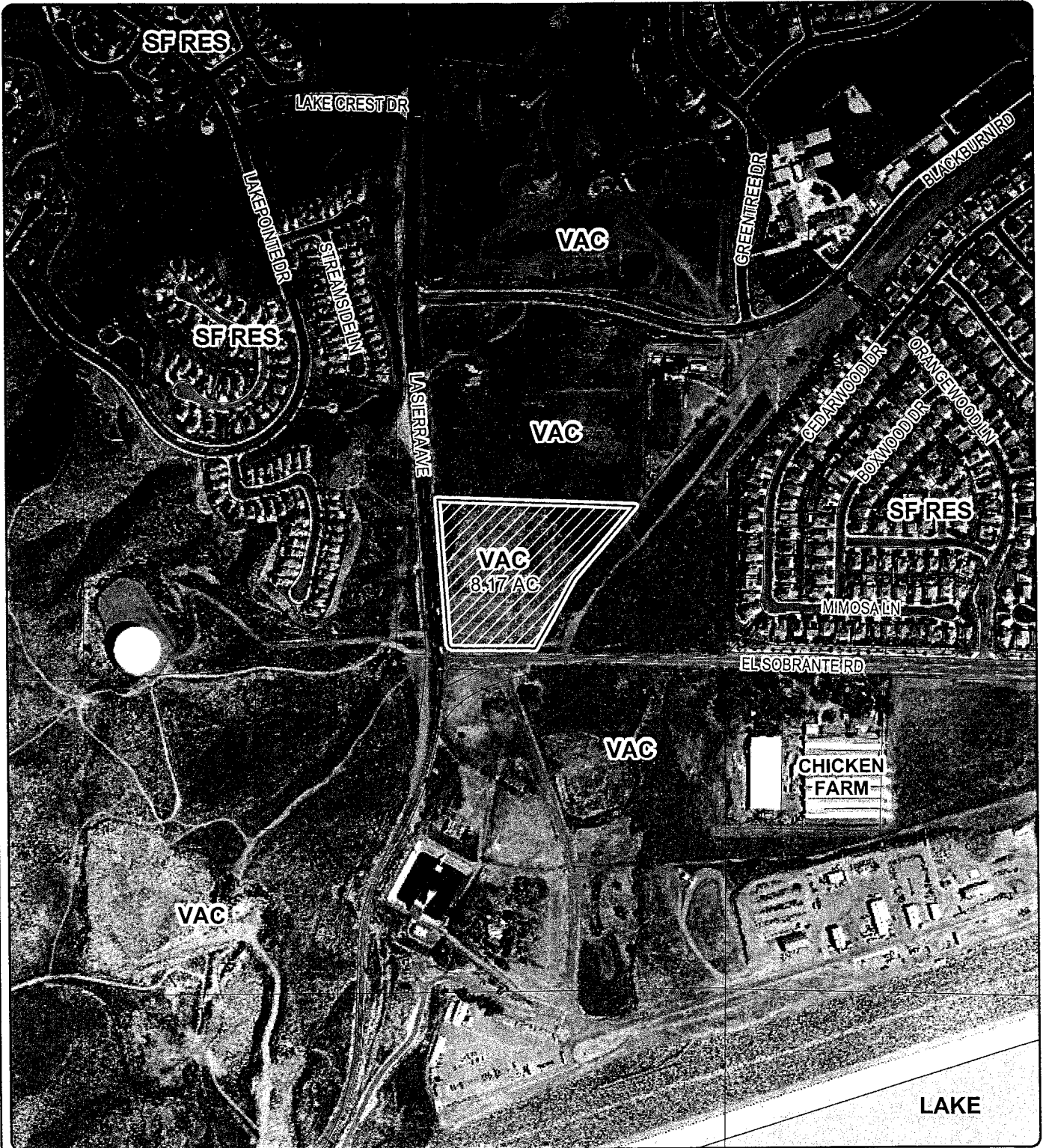
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01081

### LAND USE

Supervisor Buster  
District 1

Date Drawn: 9/08/09  
Exhibit 1



Zoning District: Lake Mathews  
Township/Range: T3SR5W  
Section: 31

Assessors Bk. Pg. 247-19  
Thomas Bros. Pg. 744 H7  
Edition 2009



0 225 450 900 1,350 1,800 Feet

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under 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.firma.co.riverside.ca.us/index.html>

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

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

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01081 DATE SUBMITTED: 8/19/09

**I. GENERAL INFORMATION**

**APPLICATION INFORMATION**

Applicant's Name: YAPY Investment Partners E-Mail: rpendurthi@aol.com

Mailing Address: 4097 Trail Creek Road  
Riverside, CA 92505  
City State ZIP

Daytime Phone No: ( 909 ) 821-9967 Fax No: ( 951 ) 344-8344

Engineer/Representative's Name: Paul Peck & Associates E-Mail: paul.peck@papeck.com

Mailing Address: 16801 Sendero Del Charro  
Riverside, CA 92504  
City State ZIP

Daytime Phone No: ( 951 ) 780-5404 Fax No: ( 951 ) 346-3491

Property Owner's Name: YAPY Investment Partners E-Mail: rpendurthi@aol.com

Mailing Address: 4097 Trail Creek Road  
Riverside, CA 92505  
City State ZIP

Daytime Phone No: ( 909 ) 821-9967 Fax No: ( 951 ) 344-8344

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.



## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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.

RAVINDRA P. PENDURATHI YAPY INVESTMENTS  
GENERAL PARTNER PARTNER  
\_\_\_\_\_  
PRINTED NAME OF APPLICANT

*Ravindra P. Pendurathi*  
\_\_\_\_\_  
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.

RAVINDRA P. PENDURATHI YAPY INVESTMENTS  
GENERAL PARTNER PARTNER  
\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

*Ravindra P. Pendurathi*  
\_\_\_\_\_  
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): 270-190-017

Section: 31 Township: 3 South Range: 5 West

Approximate Gross Acreage: 8.17 Acres

General location (nearby or cross streets): North of El Sobrante Road, South of  
Blackburn Road, East of La Sierra, West of Cedarwood Drive.

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: Page 744 Grid H7

Existing Zoning Classification(s): W-2

Existing Land Use Designation(s): LDR (Low Density Residential)

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

The project proposal is to change the General Plan Land Use from Low Density Residential to Commercial Retail in order to allow for a mix of commercial uses in a residential area. These type of uses are needed in this area.

Related cases filed in conjunction with this request:

We will file additional cases after the GPIIP is accepted. The submittal packages will include a request for a change of zone and a plot plan.

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

Case Nos. CZ 05096

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	The Gas Company (Southern California Gas)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	ATT&T	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	Western Municipal Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	Western Municipal Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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) \_\_\_\_\_

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☒ No ☐

Is the project site located within 8.5 miles of March Air Reserve Base? Yes ☐ No ☒

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

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

☐ Santa Ana River      ☐ Santa Margarita River      ☐ San Jacinto River      ☐ Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) \_\_\_\_\_ Date \_\_\_\_\_

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Lake Mathews/Woodcrest

EXISTING DESIGNATION(S): Low Density Residential

PROPOSED DESIGNATION(S): Commercial Retail

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

~~The area of the proposed General Plan Amendment is located at the northeast intersection of La Sierra and El Sobrante. Over time, the area has been developed with new homes (Victoria Grove Specific Plan, Lake Hills Specific Plan among others) which have brought people to the area. Unfortunately, there are not many commercial services in this area and the people that live in the master planned communities have to drive quite a distance to get any type of services such as gas, food or other services. This modification to the County of Riverside General Plan will not be inconsistent with the vision for the County of Riverside. The community in this area has changed from a rural area to a residentially developed area which lacks commercial support. The addition of a commercial center will add needed services as well as creating much needed jobs which helps to support the jobs to housing requirement in the general plan. This type of mixture of jobs to housing is especially desired during these economic times when gas prices have increased. The location of the proposed General Plan has also grown to be a busy intersection which would be better served as a commercial property than as a low density residential property which was what is it currently designated to be. The area could be developed with a retail center which would enhance the urban area as well as maintaining the distinctive rural character in the design of the center if desired by the community. This area needs a mix of land uses in order to maintain the community feel of the existing development in this area. The proposed commercial use could bring churches, recreational uses, public facilities, active centers for youth groups, gas stations, food services including grocery stores or restaurants, among other uses that would improve the character of the area while improving the lifestyle of the residents in the area. The MWD property will add a buffer area between the existing homes and the proposed development.~~

### **III. AMENDMENTS TO POLICIES:**

*(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)*

#### **A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:**

Element: Land Use Area Plan: Lake Mathews/Woodcrest

#### **B. EXISTING POLICY (If none, write "none." (Attach more pages if needed):** \_\_\_\_\_

None

#### **C. PROPOSED POLICY (Attach more pages if needed):** \_\_\_\_\_

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



January 11, 2010

*VIA FACSIMILE AND ELECTRONIC MAIL*

The Hon. Marion Ashley  
Riverside County Board of Supervisors  
4080 Lemon St, 5<sup>th</sup> Floor  
Riverside, CA 92501

**RE: Item 15, General Plan Amendment Initiation Proceedings (January 12, 2010)**

Dear Chairman Ashley and Members of the Board:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA. *We are particularly concerned over Item 15.1, which violates the integrity of the Foundation system and is wholly deficient in terms of MSCHP analysis.*

Item 15.1, GPA 1038 (Lake Mathews)

***Disagree with staff recommendation to initiate, including as a modified project.***

This is a massive proposal to redesignate 365 acres of intact Rural land to highly inefficient, greenhouse gas-intensive 2-acre estate lots. The staff-recommended modification would convert a substantial portion of the site to such lots. Mostly surrounded by other Rural lands, such conversion would not reflect a substantial change in circumstances, and thus *does not meet* the criteria for a Foundation change. Staff's recommendation shows a lack of commitment to the integrity of the Rural designation, and would grant a special *exception* for one applicant and set a precedent that would lead to progressive loss of Rural lands. *Furthermore, the staff report is highly deficient in failing to indicate whether MSHCP Criteria Cells are affected. Whether or not MSHCP assembly would be prejudiced by intensified uses is critical information, and such an analysis should be provided prior to consideration.*

Item 15.2, GPA 1081 (Lake Mathews)

***Disagree with staff recommendation to initiate pending MSHCP analysis.*** The staff report notes that the project is within MSHCP Criteria Cell 2028 but does not evaluate the effect of the change in land use upon MSHCP assembly. If such effect is neutral or positive, EHL would have no position on the amendment.

Item 15.3 GPA 931 (French Valley)

***Concur with staff recommendation to decline to initiate.*** The proposed density is inconsistent with the Riverside County Airport Land Use Commission's Basic Compatibility Criteria. The site forms a clear demarcation between Rural and Community Development, and no changed circumstance is present to justify altering that boundary. No absorption analysis has demonstrated the need for more urban-designated land in the region, and even if so, there is no indication that this site is optimal from a greenhouse gas or planning perspective. Piecemeal urbanization should be rejected.

Thank you for considering our views and for taking a "hard look" at these GPA proposals. We look forward to working with you as the Five-Year Update proceeds.

With best regards,



Dan Silver, MD  
Executive Director

cc: Clerk of the Board  
Board Offices

electronic cc: George Johnson, TLMA  
Ron Goldman, Planning Dept  
Damian Meins, Planning Dept

Mike Harrod, Planning Dept  
Katherine Lind, County Counsel  
Carolyn Luna

January 11, 2010

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Carolyn Luna



**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** Laurie Taylor

**Address:** 14679 Descanso Dr  
(only if follow-up mail response requested)

**City:** \_\_\_\_\_ **Zip:** 92570

**Phone #:** \_\_\_\_\_

**Date:** \_\_\_\_\_ **Agenda #** 15.2

**PLEASE STATE YOUR POSITION BELOW:**

**Position on "Regular" (non-appealed) Agenda Item:**

\_\_\_\_\_ **Support**    ☒ **Oppose**    \_\_\_\_\_ **Neutral**

**Note:** If you are here for an agenda item that is filed  
for "Appeal", please state separately your position on  
the appeal below:

\_\_\_\_\_ **Support**    \_\_\_\_\_ **Oppose**    \_\_\_\_\_ **Neutral**

**I give my 3 minutes to:** \_\_\_\_\_

## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

### **Requests to Address Board on items that are "NOT" on the Agenda:**

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

### **Power Point Presentations/Printed Material:**

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

### **Individual Speaker Limits:**

**Individual speakers are limited to a maximum of three (3) minutes.** Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

### **Group/Organized Presentations:**

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

### **Addressing the Board & Acknowledgement by Chairman:**

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**ATTACHMENTS FILED**  
**WITH**  
**THE CLERK OF THE BOARD**