

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

327B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 17, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 1000 – Foundation-Regular – Applicant: Kali P. Chaudhuri, MD. – Engineer/Representative: GMA - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum Lot Size) – Location: Easterly of De Portola Road, southerly of East Benton Road, and westerly of Chatham Lane. – 379.40 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum Lot Size (R-A-5) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Agriculture and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum Lot Size) to Agriculture (AG (10 Acre Minimum Lot Size) - APN(s): 915-730-001, 951-730-002, 915-730-003, 915-730-004, 915-730-005, 915-730-006, 915-730-007, 915-730-008, 915-730-009, 915-740-001, 915-740-002, 915-740-003, 915-740-006, 915-740-007, 915-740-008, 915-740-009, 915-740-010, 915-740-011, 915-740-013, 915-740-015, 915-740-016, 915-740-017.

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

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

Jerry Jolliffe, Deputy Planning Director for,

Jerry Jolliffe
Ron Goldman
Planning Director

Initials:
RG:thj
RMA

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Buster, Tavaglione, Stone and Benoit
Nays: None
Absent: Ashley
Date: June 29, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board

By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.

District: Third

Agenda Number:

15.7

REVIEWED BY EXECUTIVE OFFICE

DATE *6/29/10*
Tina Grande

Departmental Concurrence

Policy



Consent



Dep't Recomm.:

Policy



Consent



Per Exec. Ofc.:

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.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

327 B

DATE: June 15, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: General Plan Amendment No. 1000

(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 (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required: CZ, GPA, SP, SPA) |
| <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 (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing: NONE - GPIP

Please schedule on the June 29, 2010 BOS Agenda

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

Ron
6-17-10

**PLANNING COMMISSION
MINUTE ORDER JANUARY 13, 2010
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. AGENDA ITEM 7.1: GENERAL PLAN AMENDMENT NO. 1000 – Foundation / Regular – Applicant: Kali P. Chaudhuri, MD. – Engineer/Representative: GMA - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum) – Location: Easterly of De Portola Road, southerly of East Benton Road, and westerly of Chatham Lane. – 379.40 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - APN(s): 915-730-001, 951-730-002, 915-730-003, 915-730-004, 915-730-005, 915-730-006, 915-730-007, 915-730-008, 915-730-009, 915-740-001, 915-740-002, 915-740-003, 915-740-006, 915-740-007, 915-740-008, 915-740-009, 915-740-010, 915-740-011, 915-740-013, 915-740-015, 915-740-016, 915-740-017. (Continued from 9/30/09, 11/4/09 and 12/2/09).

II. PROJECT DESCRIPTION

This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum) to Specific Plan (CD: SP).

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner, Tamara Harrison at 951-955-9721 or e-mail tharriso@rctlma.org.

The following spoke in favor of the subject proposal:

Sam Alhadeff, Applicant's Representative, 41607 Margarita Rd., #103, Temecula, California 92591

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

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

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

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.

**PLANNING COMMISSION
MINUTE ORDER DECEMBER 2, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.3: GENERAL PLAN AMENDMENT NO. 1000** - Foundation / Regular - Applicant: Kali P. Chaudhuri, MD. - Engineer/Representative: GMA - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum) - Location: Easterly of De Portola Road, southerly of East Benton Road, and westerly of Chatham Lane. - 379.40 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - APNs: 915-730-001, 951-730-002, 915-730-003, 915-730-004, 915-730-005, 915-730-006, 915-730-007, 915-730-008, 915-730-009, 915-740-001, 915-740-002, 915-740-003, 915-740-006, 915-740-007, 915-740-008, 915-740-009, 915-740-010, 915-740-011, 915-740-013, 915-740-015, 915-740-016 and 915-740-017 - (Continued from 9/30/09 and 11/4/09).
- II. PROJECT DESCRIPTION**
This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum) to Specific Plan (CD: SP).
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Tamara Harrison, at (951) 955-9721 or e-mail tharriso@rctlma.org.
- No one spoke in favor, neutral, or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, continued the subject proposal to January 13, 2010.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER NOVEMBER 4, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 5.2: GENERAL PLAN AMENDMENT NO. 1000** - Foundation / Regular - Applicant: Kali P. Chaudhuri, MD. - Engineer/Representative: GMA - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum) - Location: Easterly of De Portola Road, southerly of East Benton Road, and westerly of Chatham Lane. - 379.40 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) – APN(s): 915-730-001, 951-730-002, 915-730-003, 915-730-004, 915-730-005, 915-730-006, 915-730-007, 915-730-008, 915-730-009, 915-740-001, 915-740-002, 915-740-003, 915-740-006, 915-740-007, 915-740-008, 915-740-009, 915-740-010, 915-740-011, 915-740-013, 915-740-015, 915-740-016 and 915-740-017 - (Continued from 9/30/09).
- II. PROJECT DESCRIPTION**
This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum) to Specific Plan (CD: SP).
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Tamara Harrison at 951-955-9721 or e-mail tharriso@rctlma.org.
- No one spoke in favor, neutral or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, continued the subject proposal to December 2, 2009.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 30, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 9.3: GENERAL PLAN AMENDMENT NO. 1000** - Foundation / Regular - Applicant: Kali P. Chaudhuri, MD. - Engineer/Representative: GMA - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum) - Location: Easterly of De Portola Road, southerly of East Benton Road, and westerly of Chatham Lane. - 379.40 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) - APNs: 915-730-001, 951-730-002, 915-730-003, 915-730-004, 915-730-005, 915-730-006, 915-730-007, 915-730-008, 915-730-009, 915-740-001, 915-740-002, 915-740-003, 915-740-006, 915-740-007, 915-740-008, 915-740-009, 915-740-010, 915-740-011, 915-740-013, 915-740-015, 915-740-016, 915-740-017
- II. PROJECT DESCRIPTION**
This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum) to Specific Plan (CD: SP).
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Tamara Harrison at 951-955-9721 or e-mail tharriso@rctlma.org.
- No one spoke in favor, neutral or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, continued the subject proposal to November 4, 2009.
- 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.

Agenda Item No.: 7.1
Area Plan: Southwest
Zoning District: Rancho California
Supervisory District: Third
Project Planner: Tamara Harrison
Planning Commission: January 13, 2010
Continued from: November 4, 2009 and
December 2, 2009

General Plan Amendment No. 1000
Applicant: Kali P. Chaudhuri
Engineer/Representative: GMA

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS

RECOMMENDATIONS:

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 1000 from Rural: Rural Residential to Agriculture and the Planning Commission made the comments below. The Planning Director continues to recommend that the Board adopt an order initiating proceedings for the general plan amendment. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Roth: Commissioner Roth inquired as to where the current boundaries of the "Citrus Vineyard Policy Area" lie and where the proposed expanded boundary of the policy area will lie. Staff clarified that the current boundary of the policy area lies to the southwest of the subject site south of Glen Oaks Road. The Planning Director noted that the subject site would be the northeastern most boundary of the proposed expansion, if the expansion is approved. The Planning Director also noted that there is a significant area that is being proposed as part of the policy area expansion. Commissioner Roth also questioned whether or not there are any existing wineries or groves in the vicinity. The Planning Director noted that there are small boutique wineries that exist in the area as well as groves.

Commissioner John Snell: No Comments

Commissioner John Petty: No Comments

Commissioner Jim Porras: Commissioner Porras asked for clarification as to why the original staff recommendation was "tentatively decline to adopt an order initiating proceedings" and the current recommendation is to "adopt an order initiating proceedings?" The Planning Director explained that the surrounding area including the subject site was recently added to the wine country update; therefore, staff's recommendation changed.

Commissioner Jan Zuppardo: No Comments

Agenda Item No.: 7.1
Area Plan: Southwest
Zoning District: Rancho California Area
Supervisory District: Third
Project Planner: Tamara Harrison
Planning Commission: January 13, 2010
Continued from: November 4, 2009 and
December 2, 2009

General Plan Amendment No. 1000
Applicant: Kali P. Chaudhuri
Engineer/Representative: GMA

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component and land use designation of the subject site from "Rural: Rural Residential" (RUR: RR) (5 Acre Minimum Lot Size), to "Agriculture" (AG) (10 Acre Minimum Lot Size) for an approximately 379.40-acre property. The project is located easterly of De Portola Road, southerly of East Benton Road, and westerly of Chatham Lane.

POTENTIAL ISSUES OF CONCERN:

The subject site is located in the "Sage" community within the Southwest Area Plan. The site is surrounded by designations found in the Rural Foundation Component in all directions. Much of the area surrounding the subject site including much of the site itself is vacant with the exception of some scattered single-family residences on larger lots to the north, east and west of the site. The area is predominantly characterized by rugged terrain and a rural atmosphere. The current zoning on the subject site is Residential Agricultural- 5 Acre Minimum Lot Size) (R-A-5) and the Heavy Agriculture-10 Acre Minimum Lot Size (A-2-10) zone can be found directly to the north of the site across East Benton Road. The proposal to Agriculture would maintain the rural vision and the rural land use pattern that currently exists in the area.

A County initiated proposal to extend the Citrus Vineyard Policy Area to this location is currently under review and if approved, the proposed amendment to Agriculture would be consistent with the extension of the policy area.

County mapping has identified the subject site as being located within Subunit 4, Cactus Valley Southwest Riverside County Multi-Species Preserve/Johnson Ranch under the County's Multiple Species Habitat Conservation Plan. According to the plan no new conservation is anticipated within Cell Group A at this time. Habitat Acquisition and Negotiation Strategy No. 1534 (HANS01534), located on the subject site, is currently being processed by the County's Environmental Programs Department and has determined that no conservation is necessary for the site; however, the site will be required to conform to those items set forth in a letter dated July 7, 2006 (see attached) from the Environmental Programs Department relating to Riparian/Riverine Policies (currently, a Blue Line Stream transects the southern portion of the site) and Urban/Wildlands Interface Guidelines (UWIG). The current results of HANS01534 has mapped out requirements for the subject site to comply with in order to conform the MSHCP Plan, therefore, preventing any inconsistencies amongst the Multi-Purpose Open Space Element and the Land Use Element of the General Plan.

Converting the site to an agricultural use, rather than a rural residential use, may decrease the potential for some hazards associated with the area, including exposing additional structures to potentially hazardous fire conditions. The proposed change may therefore limit potential inconsistencies between

the Safety Element and the Land Use Element of the General Plan. However, the potential extension of the Citrus Vineyard Policy Area may introduce more intensive uses associated with the establishment of wineries and other wine country uses. The impacts associated with extending the Citrus Vineyard Policy Area will be fully evaluated at the time that proposal is brought forward for consideration by the Board of Supervisors.

RECOMMENDATION:

The Planning Director's recommendation is to adopt an order initiating proceedings for General Plan Amendment No. 1000 from Rural: Rural Residential to Agriculture. 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. This project was filed with the Planning Department on February 14, 2008.
2. Deposit Based Fees charged for this project as of the time of staff report preparation, total \$6838.52.
3. The project site is currently designated as Assessor's Parcel Numbers 915-730-001, 915-730-003, 915-730-005, 915-730-006, 915-730-007, 915-730-008, 915-730-009, 915-740-001, 915-740-002, 915-740-003, 915-740-006, 915-740-007, 915-740-008, 915-740-009, 915-740-010, 915-740-011, 915-740-013, 915-740-015, 915-740-016 and 915-740-017.

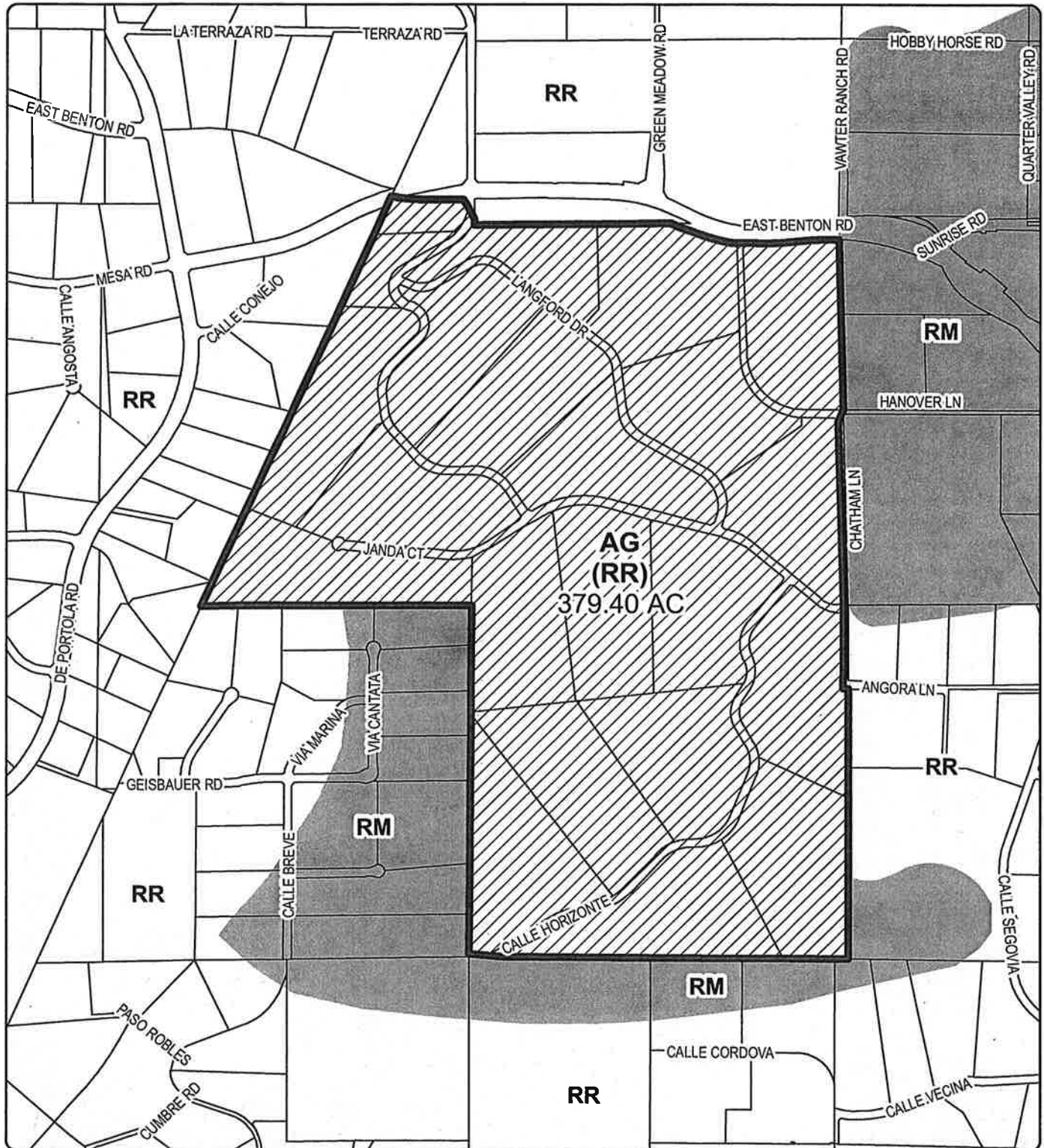
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01000

PROPOSED GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 10/05/09
Exhibit 6

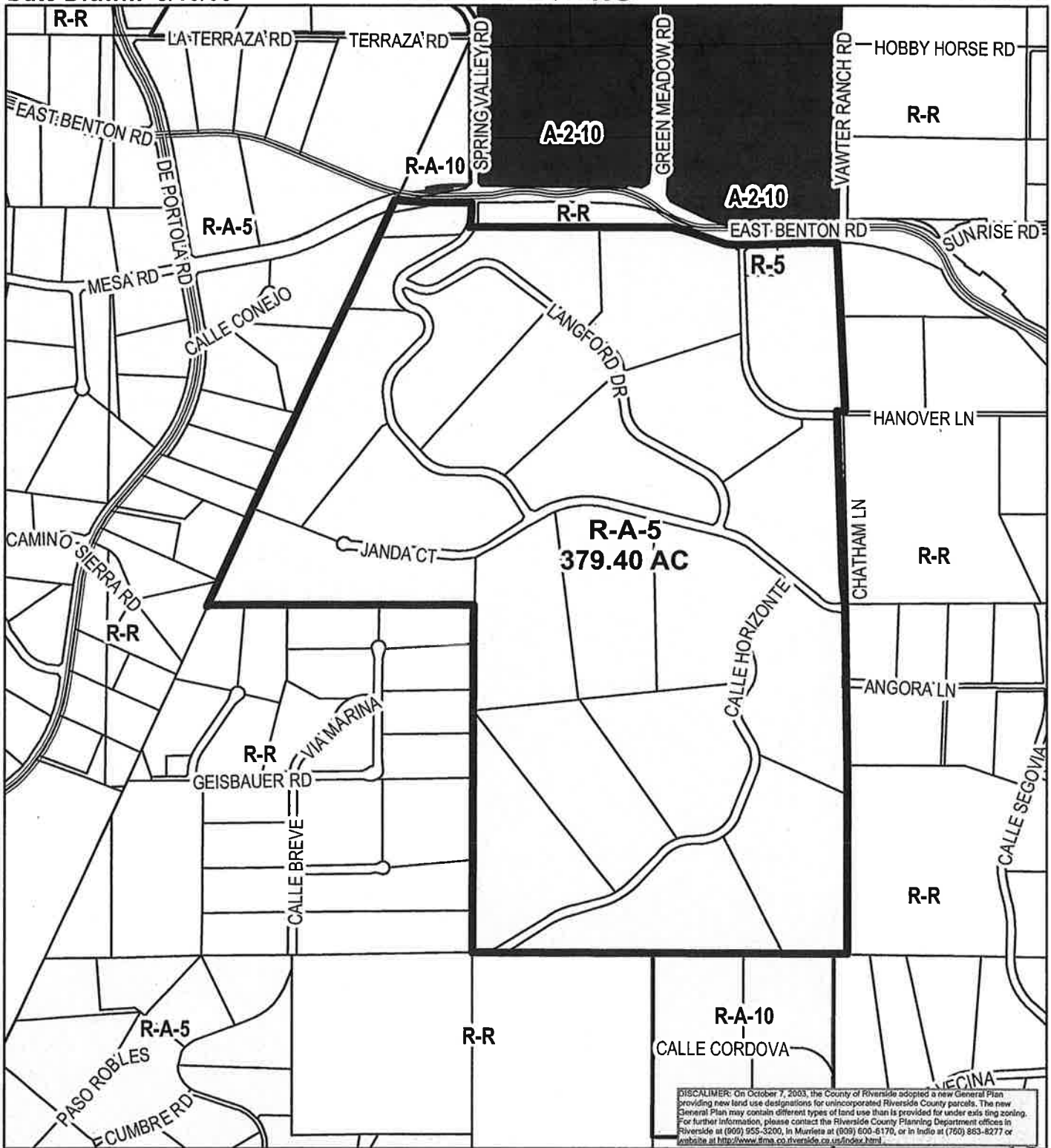


Zoning Area: Rancho California
Township/Range: T7SR1W
Section: 15

Assessors Bk. Pg. 915-73 & 74
Thomas Bros. Pg. 931 B3
Edition 2009



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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
Area: Rancho California
Township/Range: T7SR1W
Section: 15



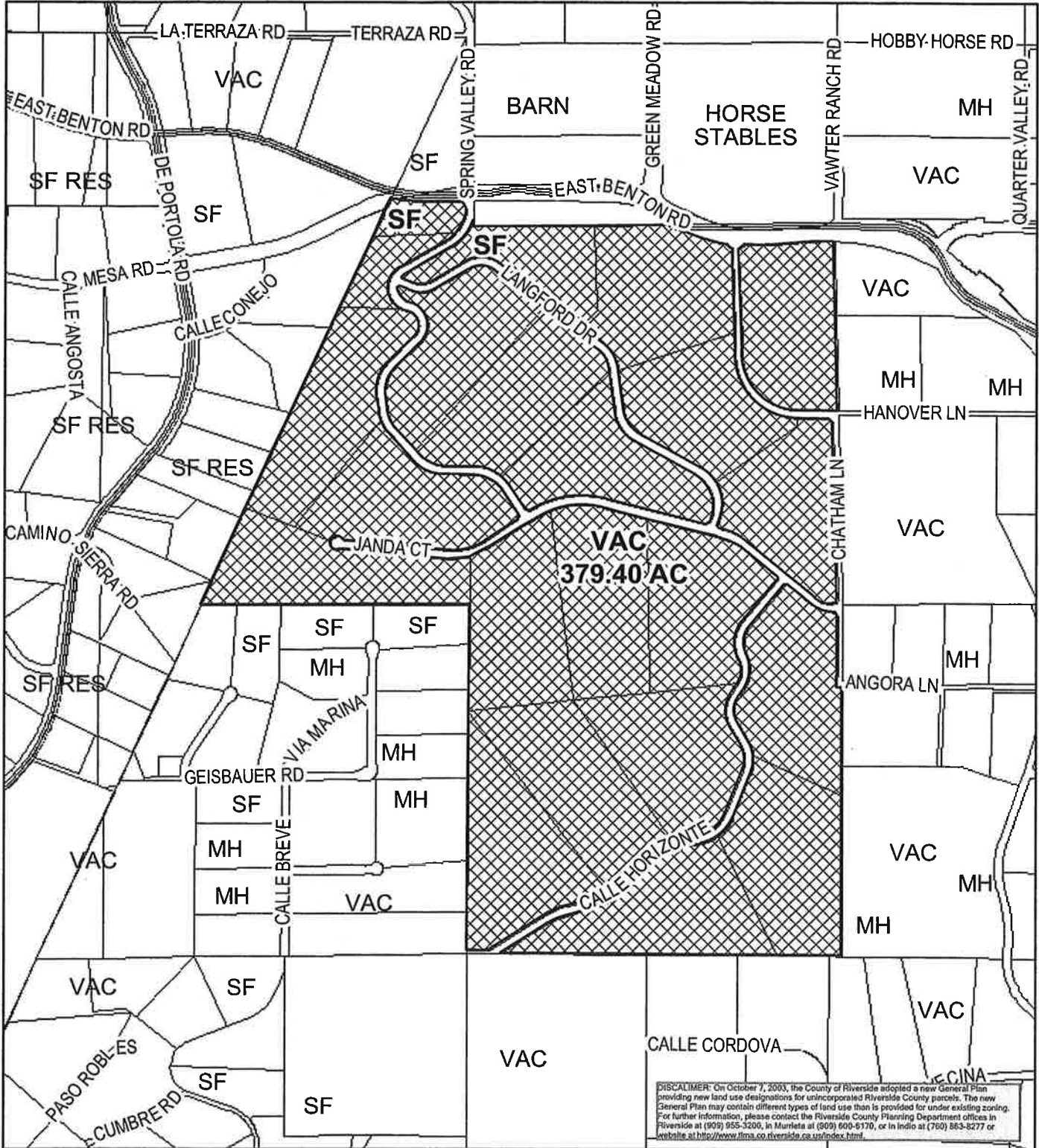
Assessors
Bk. Pg. 915-73 & 74
Thomas
Bros. Pg. 931 B3



Supervisor Stone
 District 3
 Date Drawn: 3/10/08

GPA01000
 Land Use

Planner: Amy Aldana
 Date: 3/11/08
 Exhibit 1

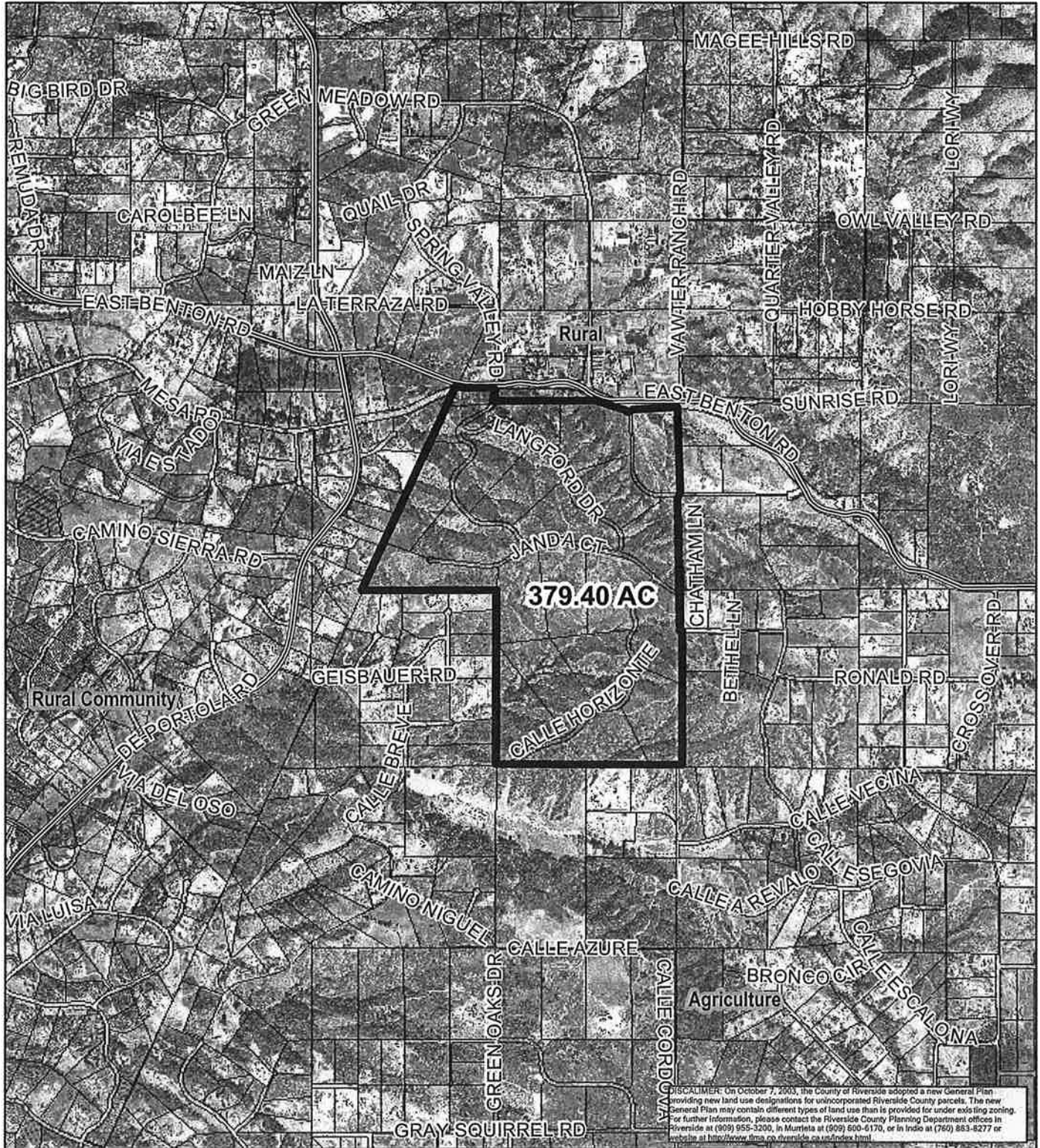


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 Area: Rancho California
 Township/Range: T7SR1W
 Section : 15



Assessors
 Bk. Pg. 915-73&74
 Thomas
 Bros. Pg. 931 B3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Rancho California
Township/Range: T7SR1W
Section: 15



Assessors
Bk. Pg. 915-73 & 74
Thomas
Bros. Pg. 931 B3

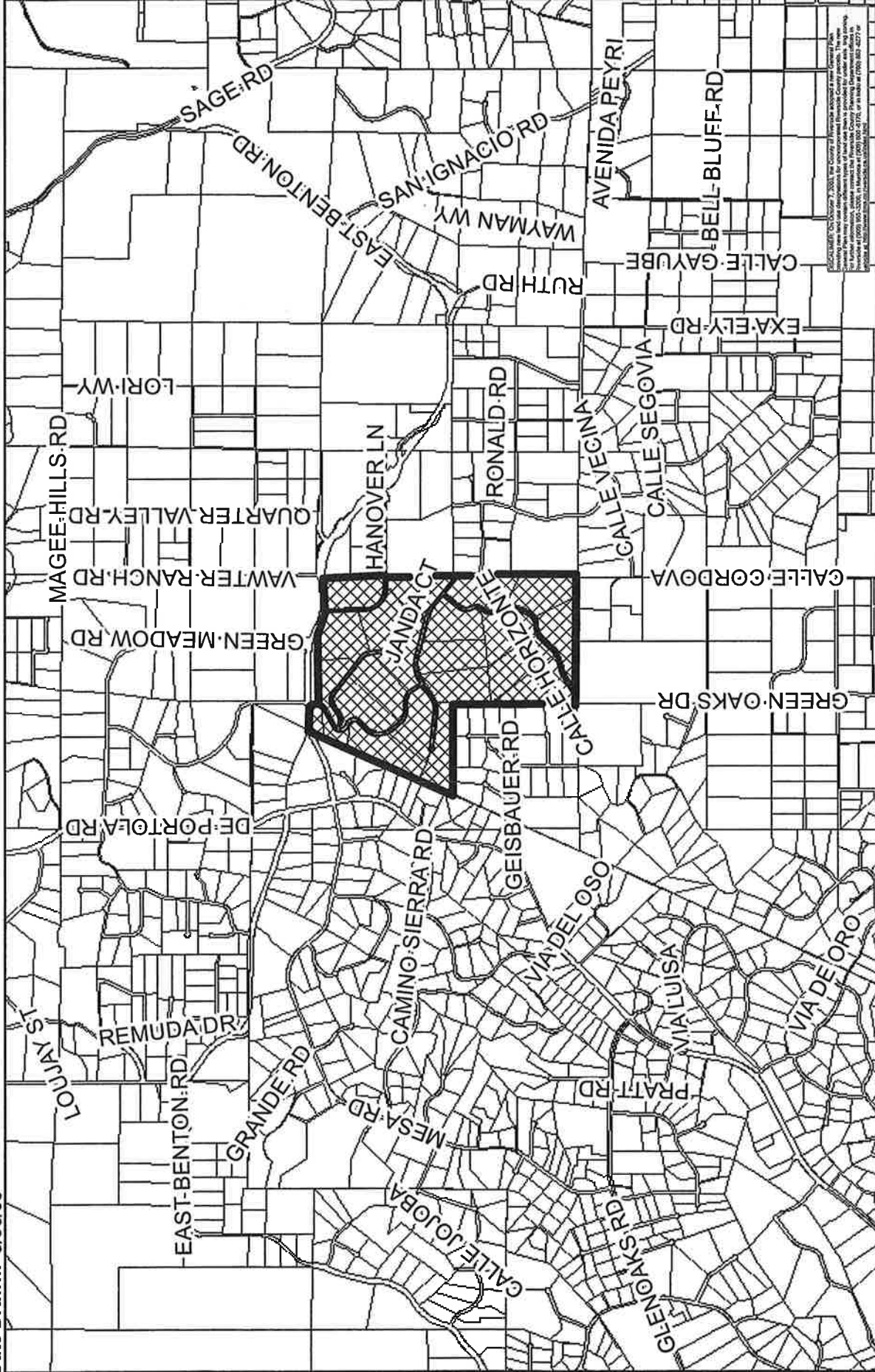


Supervisor Stone
District 3
Date Drawn: 3/06/08

GPA01000

VICINITY MAP

Planner: Amy Aldana
Date: 3/11/08
VICINITY MAP



DOCUMENT: OCTOBER 7, 2003, Riverside County of Riverside adopted a General Plan. The General Plan is a long-range policy statement that provides a framework for future development. The General Plan is subject to change and is updated periodically. The General Plan is available for review at the Riverside County Planning Department, 1000 10th St, Riverside, CA 92501. For more information, call (951) 955-4277 or visit our website at www.riversidecountyplanning.com.

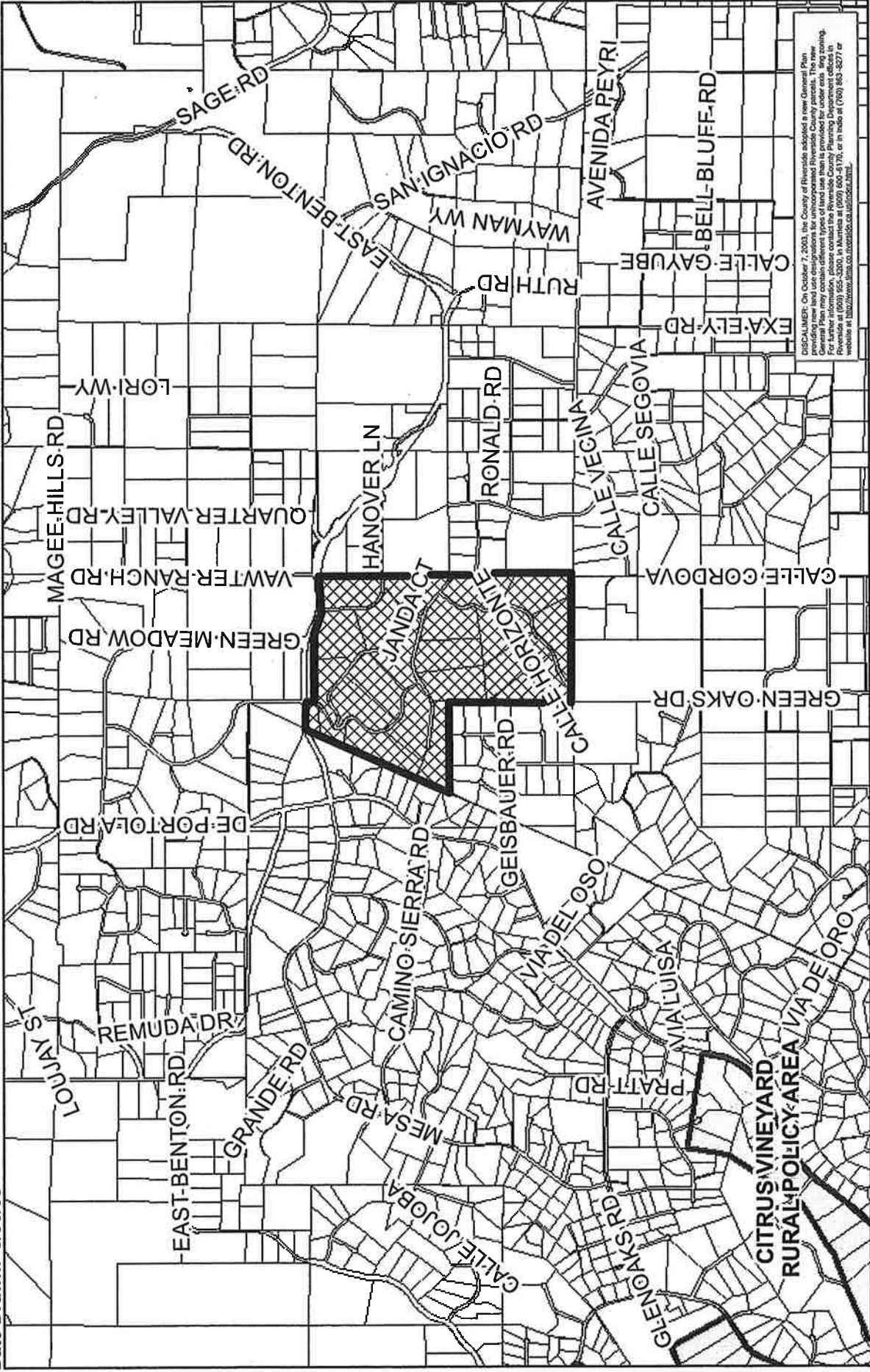
RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 465-26 & 27
Thomas
Bros. Pg. 839 H4

Zone
District: Hemet-San Jacinto
Township/Range: T5SR2W
Section : 23

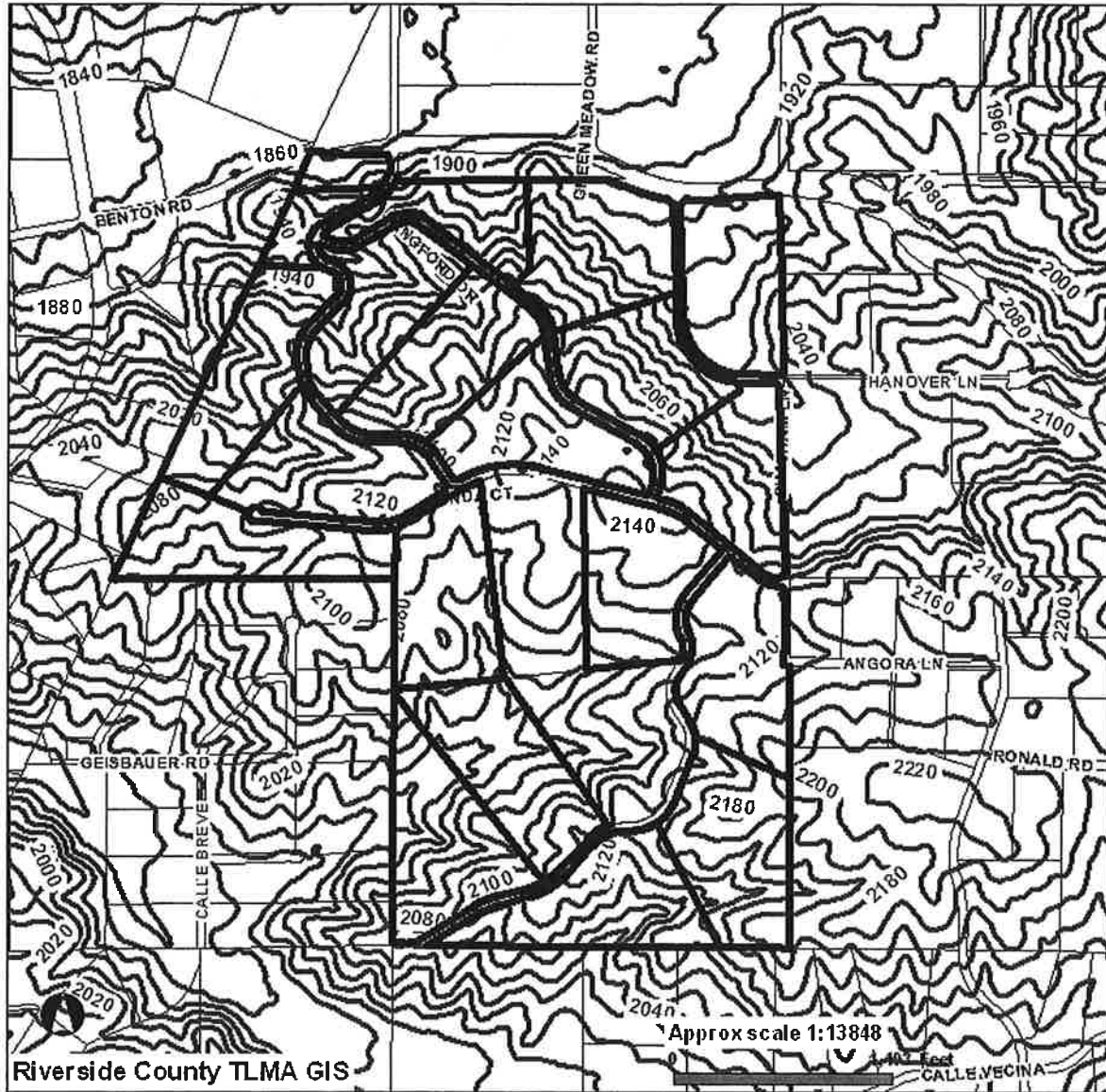


GPAU1000
POLICY AREAS



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. 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) 940-1770, or in Inland at (951) 940-3277 or Riverside at 818.880.0400, or via email at planning@co.riverside.ca.us.

RIVERSIDE COUNTY GIS



Selected parcel(s):

915-730-001 915-730-003 915-730-005 915-730-006 915-730-007 915-730-008 915-730-009
 915-740-001 915-740-002 915-740-003 915-740-006 915-740-007 915-740-008 915-740-009
 915-740-010 915-740-011 915-740-013 915-740-015 915-740-016 915-740-017

ELEVATION-CONTOUR

- SELECTED PARCEL
- CONTOUR LINES
- PARCELS

IMPORTANT

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

REPORT PRINTED ON...Fri Oct 31 13:43:44 2008

MEMORANDUM

To: Tamara Harrison

Copies To: Ron Goldman
Mike Harrod

From: Doug Kerner

Date: October 20, 2009

Re: Amendment to Application for Amendment to the Riverside County General Plan (GPA 1000)

Applicant Kali P. Chaudhuri respectfully amends his Application for Amendment to the Riverside County General Plan, submitted 2/14/2008 (GPA 1000), as follows:

PROPOSAL:

To change the General Plan Foundation Component and Area Plan Land Use Designation from "Rural: Rural Residential" (RUR: RR) (5 Acre Minimum) to "Agriculture: Agriculture" (AG: AG) (10 Acre Minimum). (*The application previously sought to change the General Plan Foundation Component from "Rural: Rural Residential" (RUR: RR) (5 Acre Minimum) to "Community Development: Specific Plan" (CD: SP).*)

JUSTIFICATION FOR AMENDMENT:

An Agriculture Foundation Component and Area Plan Land Use Designation is highly compatible with the surrounding land uses and is in keeping with the General Plan's vision for the area to maintain a rural character. The surrounding Foundation Component and Land Use Designations are Rural: Rural Residential (RUR: RR) (5 Acre Minimum) and Rural: Rural Mountainous (RUR: RM). Current land uses include single-family residential, barn, and horse stables to the north, and scattered single-family residential, vacant land, and mobile homes to the south, east, and west. The current zoning on the subject property is Residential Agriculture (R-A-5) (5 Acre Minimum). The surrounding zoning includes Heavy Agriculture, Rural Residential, and Residential Agriculture.

An Agriculture Foundation Component and Land Use Designation also would decrease the intensity of the subject site. Under the current zoning—R-A-5—one dwelling unit per five acres could be developed on the subject site. This could result in up to 75 dwelling units on the subject site (379.4 acres/5 ac per dwelling unit = 75.88 dwelling units). However, under an Agriculture designation, uses would be limited to agriculture, which would be less intense than the current allowed uses.

In addition, an Agriculture Foundation Component and Land Use Designation is more consistent with the goals and policies of the MSHCP than the current designation. The Riverside County Environmental Programs Department has determined under HANS 001534 that no conservation is required on the subject site, but the protection of species associated with Riparian/Riverine areas and vernal pools will be required. Uses consistent with an Agriculture designation would allow better protection for these species because land planning would occur over the entire site, rather than over the individual parcels that currently comprise the site, affording better opportunities and coordination for species protection. In addition, agricultural uses would ensure that a substantial portion of the site would remain free of development structures.

Finally, because the intensity of uses would be decreased and the site would be used for agricultural purposes, there is substantially less risk of hazards, such as fire, landslides, or slope failures than there is under the current Rural Residential designation.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

Carolyn Syms Luna
Director

July 7, 2006

Mr. Michael Richter
MDMG, Inc.
41635 Enterprise Circle North, Suite B
Temecula, CA 92590

Dear Mr. Richter:

RE: HANS No. 1534
Case No. PAR00924
Assessor's Parcel Number(s): 915-470-001 through 013

Pursuant to the Multiple Species Habitat Conservation Plan (MSHCP) and the County's General Plan, we have reviewed your Habitat Acquisition and Negotiation Strategy (HANS) application for the subject property. The MSHCP Criteria does not describe conservation for this property.

We will proceed with preparing a file for Joint Project Review (JPR) by the Regional Conservation Authority (RCA). Please see the attached checklist for other MSHCP requirements that must be met prior to transmittal to RCA. All HANS cases must be processed through JPR before being scheduled for public hearing.

Please note that other State and Federal Regulations may be applicable to the development of your property. If you have any questions please contact the Environmental Programs Department at (951) 955-6892.

Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

Ken Bay for
Gregory A. Neal
Deputy Director

GAN:mcs

xc: Russ Garrett, Third Supervisorial District Staff
Jared Bond, Ecological Resource Specialist



Carolyn Syms Luna
Director

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Environmental Programs Department

**Checklist of Actions Necessary to Implement the
Terms and Conditions of the MSHCP**

HANS Case#: 1534

Date: July 7, 2006

Permit or Development Application Case Number(s): PAR00924

Requires Lands within Project Boundaries to be Included in the MSHCP Conservation Area (See Attached Exhibit)

Requires Compliance with MSHCP Riparian/Riverine Areas and Vernal Pool Requirements (MSHCP, Section 6.1.2)

Requires Compliance with MSHCP Narrow Endemic Plants Policies (MSHCP, Section 6.1.3 and Errata to MSHCP). Habitat Assessments and Potentially Focused Surveys are required for:

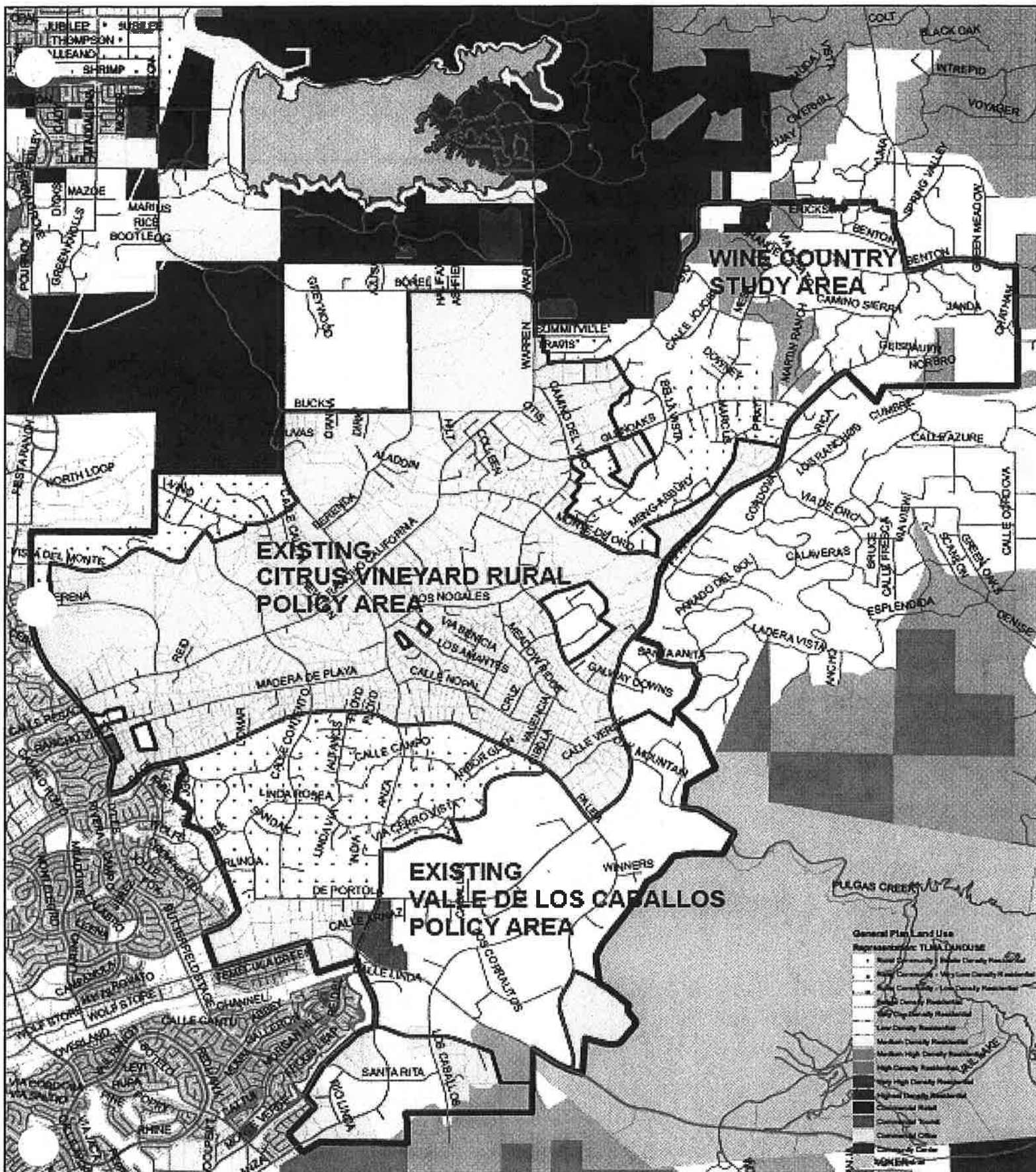
- Brand's phacelia
- California Orcutt grass
- Hammitt's clay-cress
- Johnston's rockcress
- Many-stemmed dudleya
- Munz's mariposa lily
- Munz's onion

- San Diego ambrosia
- San Jacinto Mountains bedstraw
- San Miguel savory
- Slender-horned spine flower
- Spreading navarretia
- Wright's trichocoronis
- Yucaipa onion

Requires Compliance with Urban/Wildlands Interface Policies (MSHCP, Section 6.1.4)

Requires Compliance with Database Updates/Additional Survey Requirements (MSHCP, Section 6.3.2 and Errata to MSHCP). Habitat Assessments and Potentially Focused Surveys are Required for:

| | |
|---|---|
| <p>Plants</p> <ul style="list-style-type: none"> <input type="checkbox"/> Coulter's goldfields <input type="checkbox"/> Davidson saltscale <input type="checkbox"/> Heart-leaved pitcher sage <input type="checkbox"/> Little mouseltail <input type="checkbox"/> Mud nama <input type="checkbox"/> Nevin's barberry <input type="checkbox"/> Parish's brittlescale <input type="checkbox"/> Prostrate navarretia <input type="checkbox"/> Round-leaved filaree <input type="checkbox"/> San Jacinto Valley crowscale <input type="checkbox"/> Smooth tarplant <input type="checkbox"/> Thread-leaved brodiaea <input type="checkbox"/> Vail Lake ceanothus | <p>Amphibian</p> <ul style="list-style-type: none"> <input type="checkbox"/> Arroyo toad <input type="checkbox"/> California red-legged frog <input type="checkbox"/> Mountain yellow-legged frog <hr/> <p>Bird</p> <ul style="list-style-type: none"> <input type="checkbox"/> Burrowing owl <hr/> <p>Mammal</p> <ul style="list-style-type: none"> <input type="checkbox"/> Aguanga kangaroo rat <input type="checkbox"/> San Bernardino kangaroo rat <input type="checkbox"/> Los Angeles pocket mouse |
|---|---|



November 1, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

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

**RE: Item 5.0, General Plan Amendment Initiation Proceedings
(November 4, 2009)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals.

Item 5.1, GPA 1033 (SWAP)

Concur with staff recommendation to decline to initiate. Important new information is contained in the staff report that adds to the many compelling reasons to deny initiation. Specifically, according to the Rancho California Water District, the new agricultural uses would face a water shortage (and presumably further stress existing farms and vineyards), polluted runoff would pose a threat to drinking water quality in the Vail Lake reservoir, and there is a shortage of sewer treatment capacity.

As noted previously, this proposal to extend the Citrus Vineyard Policy Area to Vail Lake is wholly unsuited for this locale. As shown in the thorough staff report, it would introduce a type and intensity of development far in excess of that anticipated by the General Plan's Vail Lake Policy Area and the policies of SWAP. The small farm and commercial development model of Citrus Vineyard has no relevance to the biological, viewshed, and recreational imperatives of Vail Lake. No changed circumstances justify this wholesale change. A massive upzoning to 2-acre lots would introduce large scale residential uses into a high fire hazard area, decimate the biological resources needed for MSCHP assembly, and constitute a leapfrog pattern of development apart from services and infrastructure. Finally, according to the Planning Department, "The proposed amendment also creates an internal inconsistency among the Elements of the General Plan, particularly the Multipurpose Open Space Element and the Safety Element."

Item 5.2, GPA 1000 (SWAP)

Concur with previous staff recommendation to decline to initiate. Conversion of this 379-acre rural location to Community Development/Specific Plan would defy all relevant planning principles. It would urbanize an intact rural area discontinuous from urban infrastructure and services, maximize greenhouse gas emissions, and, contrary to

the recommendation of the Fire Hazard Reduction Task Force, place development in a rugged, high fire hazard location. No new circumstance justifies this Foundation change, which would thus conflict with the Administrative Element of the General Plan. According to the staff report, this increase in intensity “would be contrary to the existing character and land use pattern in the area.”

Item 5.3, GPA 998 (French Valley)

Concur with staff recommendation to decline to initiate. The French Valley presents difficult challenges for MSHCP assembly, and this proposal to convert Rural land to Community Development within a Criteria Cell would prejudice preserve assembly. The steep slopes also present landslide hazards. For these reasons, the project could, according to staff, create General Plan inconsistencies involving the Land Use Multi-Purpose Open Space, and Safety Elements. Surrounding parcels are intact Rural, and no changed circumstances justify piecemeal urbanization of an area generally recognized as an important community separator.

Item 5.4, GPA 977 (Mead Valley/Elsinore)

Concur with staff recommendation to decline to initiate. This is a massive proposal to redesignate 405 acres of Rural Mountainous and Rural Residential to Rural Community 1-acre lots. Discontiguous from infrastructure and services, and not responding to changed circumstances, the proposal utterly lacks planning merit. Indeed, due to public safety and MSHCP conflicts, staff concluded that:

This amendment would potentially create inconsistency between the Land Use Element and the Safety Element by increasing density in an area with steep slopes, high fire hazard and no nearby fire stations, limited access, and subject to flooding. Increasing the density/intensity of allowable land use on the site, as proposed by this amendment, would also exacerbate potentially conflicts between such uses and the conservation requirements as set forth in the MSHCP, causing inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan.

Item 5.5, GPA 954 (French Valley)

Pending additional analysis, disagree with both applicant’s proposal and with staff’s modified recommendation for initiation. Adjacent to the property is a large block of conserved habitat (OS-CH). However, information on the relationship of the property to the MSHCP is not provided. No decision should be made until this information is available.

Item 5.6, GPA 946 (Winchester)

Disagree with applicant’s proposal and with staff’s modified recommendation for initiation. To change the designation of this large, 176-acre property from Rural Community to Community Development – or to facilitate such future conversion via staff’s modified recommendation – are *both* inconsistent with maintaining the current

rural policy area. There is also no MSHCP analysis. The larger question is that no absorption study has demonstrated the need for additional Community Development or, even if so, whether this is an optimal location. Indeed, the location appears discontinuous from other development and would represent a piecemeal and disorderly pattern of urbanization that maximizes greenhouse gas emissions.

Item 5.7, GPA 1089 (Jurupa)

Concur with staff recommendation to initiate. This is an appropriate intensification of existing Community Development to accommodate growth by providing a range of housing choices in a location near infrastructure and services.

In conclusion, we ask that you uphold the integrity of the Foundation System, the General Plan, and the MSHCP.

Sincerely,

Dan Silver, MD
Executive Director

Electronic cc: Board Offices
George Johnson, TLMA
Ron Goldman, Planning Dept.

Carolyn Luna, EPD
Interested parties

Harrison, Tamara

From: Adrian McGregor [macsgarden2004@yahoo.com]
Sent: Monday, September 28, 2009 1:21 AM
To: Harrison, Tamara
Cc: Wine Country Adrian McGregor
Subject: RE: Sept. 30th, 2009 Agenda Item #9.3

Please place the following statements/testimony into public record regarding September 30th, 2009, Agenda Item #9.3

I would ask you to VOTE NO regarding amending the rural zoning to rural community/estates and/or commercial. A commercial development of this type would blight the atmosphere of the well established rural horse farms and residencies.

For over ten years the fire department has stated that the area is more THAN in a high fire risk area. There is NO dependable PUMPING PRESSURE to bring water to the area for fighting fires. Nor is there a close by in 15 minutes fire station. And, this is well known to the County of Riverside. NO litigation can remove this 24 hour endangerment condition.

****All rural homes are required to put in a 4,000 gallon water tank to help fight fires in this area. Fire rescue is too far away as is reliable water pumping pressure.**

****Now add extended 60 years of drought with water rationing, a huge project such as this would endanger the residents who live there.**

****There are no county funds for road development. Nor, do you collect funds for roads from developers 100%. With the state economy an RDA Advisory Group recommending lighting, curbs, etc. is an unlikely financial burden to be accepted the public.**

****Dr. Kali Chaurdhuri bought the lands knowing that it is ONLY rural residential and local horse farms.**

****I would ask you to Vote NO to this Project due to it adding a burden to our already limited water supply which is going into Stage 4 Rationing. A project of this size violates the Supreme Court Judges' Ruling of 2002 OF NOT ISSUING PAPER WATER TO DEVELOPERS WHEN IT WOULD INFRINGE UPON THE SURROUNDING COMMUNITIES' LIMITED WATER SUPPLY. Since it is now stated that the Colorado River will go dry, that Lake Mead will be dry and that by 2011 all county areas must have a 30% ground water established area for future drinking of recycled water, this project must be denied.**

****There are NO SEWER lines to this area nor monies to bring it into the area.**

****High Grid traffic circulation would add to fire endangerment into this area from trash littering and casual ciggerattes being thrown out the window.**

****There is NO CFD in this area, nor do the struggling residents wish to be given a wrap around by map boundary taxation for supporting road development in order for Dr. Kali Chaurdhuri to make money at their expense while distroying the zoning of completely rural single residency.**

Dr. Kali Chaurdhuri's Agenda Item #9.3 Sept. 30th

GENERAL PLAN AMENDMENT NO. 1000 - Foundation / Regular - Applicant: Kali P. Chaudhiri, MD. - Engineer/Representative: GMA - Third Supervisorial District - Rancho California Zoning Area - Southwest

Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum) - Location: Easterly of De Portola Road, southerly of East Benton Road, and westerly of Chatham Lane. - 379.40 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5)

REQUEST: This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum) to Specific Plan (CD: SP).

APNs: 915-730-001, 951-730-002, 915-730-003, 915-730-004, 915-730-005, 915-730-006, 915-730-007, 915-730-008, 915-730-009, 915-740-001, 915-740-002, 915-740-003, 915-740-006, 915-740-007, 915-740-008, 915-740-009, 915-740-010, 915-740-011, 915-740-013, 915-740-015, 915-740-016, 915-740-017

Project Planner: Tamara Harrison

Ph: (951) 955-9721 or E-mail tharriso@rctlma.org

Staff Recommendation: DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT

Click The Links Below to View Items Related to Agenda Item 9.3

- [Staff Report \(38KB / PDF\)* - Item 9.3](#)
- [Public Hearing Presentation \(PDF\)* - Item 9.3](#)
-
- [Back to Top](#)

Respectfully Submitted,

Mrs. Adrian J. McGregor and family
34555 Madera de Playa
Temecula, CA 92592
P.O. Box 894108
Temecula, CA 92589-4108
951.676.5024

The established community EIR, its isolated setting does not blend with a huge development in zoning of this type. The entire project would blight the surrounding area. Supervisor Jeff Stone denied this project when having first taken office in 2005. He and your staff should deny it, again, as no improvements of "sister type models" have been allowed into this prime rural residential community of single family 5 acre residences.

Dated: Sept. 28, 2009

Harrison, Tamara

From: GERALD WLASCHIN [chonieandjerry@verizon.net]
Sent: Monday, September 28, 2009 7:53 AM
To: Harrison, Tamara
Cc: Donna Thompson; Jane Armbruster; Robin Seal; Louise Kenitzer; Keven McDaniel; Joe Kenitzer; Ethelene Owen; Chonie Wlaschin; LUCI RALSTON
Subject: Subject: RE: Sept. 30th, 2009 Agenda Item #9.3/Research Hospital Complex Facility

Subject: RE: Sept. 30th, 2009 Agenda Item #9.3

Date: Monday, September 28, 2009

Please place the following statements/testimony into public record regarding September 30th, 2009, Agenda Item #9.3

I would ask you to VOTE NO regarding amending the rural zoning to rural community/estates and/or commercial. A commercial development of this type would blight the atmosphere of the well established rural horse farms and residencies.

For over ten years the fire department has stated that the area is more THAN in a high fire risk area. There is NO dependable PUMPING PRESSURE to bring water to the area for fighting fires. Nor is there a close by in 15 minutes fire station. And, this is well known to the County of Riverside. NO litigation can remove this 24 hour endangerment condition.

****All rural homes are required to put in a 4,000 gallon water tank to help fight fires in this area. Fire rescue is too far away as is reliable water pumping pressure.**

****Now add extended 60 years of drought with water rationing, a huge project such as this would endanger the residents who live there.**

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****Dr. Kali Chaurdhuri bought the lands knowing that it is ONLY rural residential and local horse farms.**

****I would ask you to Vote NO to this Project due to it adding a burden to our already limited water supply which is going into Stage 4 Rationing. A project of this size violates the Supreme Court Judges' Ruling of 2002 OF NOT ISSUING PAPER WATER TO DEVELOPERS WHEN IT WOULD INFRINGE UPON THE SURROUNDING COMMUNITIES' LIMITED WATER SUPPLY. Since it is now stated that the Colorado River will go dry, that Lake Mead will be dry and that by 2011 all county areas must have a 30% ground water established area for future drinking of recycled water, this project must be denied.**

****There are NO SEWER lines to this area nor monies to bring it into the area.**

****High Grid traffic circulation would add to fire endangerment into this area from trash littering and casual cigarettes being thrown out the window.**

****There is NO CFD in this area, nor do the struggling residents wish to be given a wrap around by map boundary taxation for supporting road development in order for Dr. Kali Chaurdhuri to make money at their expense while destroying the zoning of completely rural single residency.**

Respectfully Submitted,

Mr. & Mrs. Gerald Wlaschin

40125 Green Oaks Drive
Temecula, CA 92592
951.302.8585

The established community EIR, its isolated setting does not blend with a huge development in zoning of this type. The entire project would blight the surrounding area. Supervisor Jeff Stone denied this project when having first taken office in 2005. He and your staff should deny it, again, as no improvements of "sister type models" have been allowed into this prime rural residential community of single family 5 acre residences.

Dated: Sept. 28, 2009

Dr. Kali Chaurdhuri's Agenda Item #9.3 Sept. 30th

GENERAL PLAN AMENDMENT NO. 1000 - Foundation / Regular - Applicant: Kali P. Chaudhuri, MD. - Engineer/Representative: GMA - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Rural: Rural Residential (RUR-RR) (5 Acre Minimum) - Location: Easterly of De Portola Road, southerly of East Benton Road , and westerly of Chatham Lane . - 379.40 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5)

REQUEST: This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the General Plan Land Use designation of the subject site from Rural Residential (RUR: RR) (5 Acre Minimum) to Specific Plan (CD: SP).

APNs: 915-730-001, 951-730-002, 915-730-003, 915-730-004, 915-730-005, 915-730-006, 915-730-007, 915-730-008, 915-730-009, 915-740-001, 915-740-002, 915-740-003, 915-740-006, 915-740-007, 915-740-008, 915-740-009, 915-740-010, 915-740-011, 915-740-013, 915-740-015, 915-740-016, 915-740-017

Project Planner: Tamara Harrison
Ph: (951) 955-9721 or E-mail tharriso@rctlma.org

Staff Recommendation: DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT

Click The Links Below to View Items Related to Agenda Item 9.3

[Staff Report \(38KB / PDF\)* - Item 9.3](#)

[Back to Top](#)

Kali P. Chaudhuri
42830 Chaudhuri Circle
Hemet, CA 92544
Applicant/Owner-GPA1000

GMA
2700 Newport Boulevard, Suite 190
Newport Beach, CA 92663
Engineer- GPA1000

Kali P. Chaudhuri
42830 Chaudhuri Circle
Hemet, CA 92544
Applicant/Owner-GPA1000

GMA
2700 Newport Boulevard, Suite 190
Newport Beach, CA 92663
Engineer- GPA1000

FAX MEMO

June 27, 2010

TO: Clerk of the Board
Supervisor Bob Buster (ATTN: Dave Stahovich)
Supervisor John Tavaglione (ATTN: John Field)
Chairman Jeff Stone (ATTN: Olivia Barnes)
Supervisor John J. Benoit (ATTN: Mike Gaidini)
Chairman Marion Ashley (ATTN: Darcy Kuenzi)

FROM: Dan Silver (EHL) 213-804-2750

RE: Agenda Item 15, June 29, 2010

PAGES: 4 (including cover)

6/29/10 15.7
2010-06-10 541

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



June 27, 2010

VIA FACSIMILE AND ELECTRONIC MAIL

Chairman Marion Ashley
Riverside County Board of Supervisors
4080 Lemon Street, 5th Floor
Riverside, CA 92501

RE: Item 15, General Plan Amendment Initiation Proceedings (June 29, 2010)

Dear Chairman Ashley and Members of the Board:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPAs. We urge that the integrity of the Foundation system be upheld, and that therefore that staff recommendations not be uniformly followed.

Item 15.1, GPA 985 (Elsinore)

Request additional information. Apparently, the proposal has been amended to limit conversion to Community Development to an 1.87-acre portion of a 34-acre site subject to flood hazard. We urge you to carefully evaluate any assurances that have been offered by the Flood Control District, including the effects of "flood proofing" on other properties. Also, no information has been provided as to whether MSHCP objectives would be prejudiced by the more limited proposal.

Item 15.2, GPA 988 (Elsinore)

Concur with staff recommendation to deny initiation. This 83-acre proposal responds to no changed circumstances. It would intensify residential uses within a very high fire hazard area, contrary to the recommendation of the Fire Hazard Reduction Task Force. The current designation correctly reflects the viewshed and buffer characteristics of the area, and should not be altered. According to staff, "Increasing the intensity of uses on the site could also potentially create inconsistencies amongst the Land Use element and the Safety element of the General Plan."

Item 15.3, GPA 1042 (SWAP)

Concur with staff recommendation to deny initiation. As noted in the staff report, the proposed commercial use of this 37-acre site is inconsistent with the vision and surrounding area, and no new circumstances justify new commercial in this location. Furthermore, the site falls within a portion of an MSHCP Criteria Cell needed to establish habitat connectivity, and the proposed intensification may conflict with the MSHCP.

Item 15.4, GPA 946 (Winchester)

Disagree with applicant's original proposal and with staff's modified recommendation for initiation. To change the designation of this large, 176-acre property from Rural Community to Community Development – or to *facilitate* such future conversion via staff's modified recommendation – are *both* inconsistent with maintaining the current rural policy area. There is also no MSHCP analysis. The larger question is that no absorption study has demonstrated the need for additional Community Development or, even if so, whether this is an optimal location. Indeed, the location appears discontinuous from other development and would represent a piecemeal and disorderly pattern of urbanization that maximizes greenhouse gas emissions.

Item 15.5, GPA 974 (French Valley)

Disagree with staff recommendation to initiate. For unspecified reasons, staff has *reversed* its prior sound recommendation for denial. The proposal would breach a Rural "Community Separator" for the City of Menifee and contribute to a larger group of unnecessary proposed urban conversions. No absorption study based upon existing General Plan capacity justifies additional development.

Item 15.6, GPA 976 (Winchester)

Disagree with staff recommendation to initiate. This 272-acre proposal is part of an intact Rural area that serves as a community separator. Urban conversion is being recommended *despite the complete absence of an absorption study showing that any additional urban land is actually needed.* Staff's recommendation indicates a substantial failure of the landowner-initiated GPA process to stabilize land uses and direct urban growth to municipalities and an orderly process of annexation. Rather, initiation of this proposal would show that piecemeal, applicant-driven GPAs continue to determine land use in the unincorporated area. Staff's proposal to require a specific plan for this and nearby GPAs does not cure the underlying planning failure. Specific plans are a prime historic engine of sprawl in the unincorporated area.

Item 15.7, GPA 1000 (Southwest Area Plan)

Request additional information. When this 379-acre GPA was before the Planning Commission, the proposal was to convert this rugged and fire-prone rural location to Specific Plan/Community Development. Staff recommended denial due to discontinuity from urban infrastructure and services and because conversion "would be contrary to the existing character and land use pattern in the area." Now, an amended proposal seeks a less dense Agriculture designation, consistent with proposed expansion of the Citrus Vineyard Policy Area. *However, such expansion has not been approved as yet.* GPA initiation may be premature. Should Policy Area expansion *precede* redesignation? What is the proper sequence so as not to prejudice objective Policy Area decision-making, consideration of water supply, etc? Also, if redesignation were approved at this time, what prevents urban conversion under the loophole-ridden Agriculture conversion process, especially in the event that Policy Area expansion does not occur? Given the applicant's previous request for far more intense development than

currently allowed, the possibility of an attempt to circumvent the Certainty System via an Agriculture designation warrants consideration.

Item 15.8, GPA 1099 (Southwest Area Plan)

Concur with staff recommendation to decline to initiate. To change this 23-acre site from Rural Community to Community Development Medium Density Residential would create an incompatible "spot zone." Greenhouse gas emissions would increase by placing more residents distant from employment centers. Finally, the thorough staff analysis has conclusively shown that the required findings cannot be met:

Staff concludes that the applicant's proposed findings are inadequate for the purposes of satisfying the requirements found under Riverside County Ordinance 348, Section 2.6.f relating to General Plan Foundation Component Extraordinary Amendments.

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

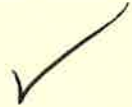
With best regards,



Dan Silver, MD
Executive Director

Electronic cc: Board Offices
George Johnson
Ron Goldman
Damian Meins
Jerry Jolliffe
Mike Harrod
Katherine Lind
Carolyn Luna
Charles Landry

**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: SAM Alhadef

Address: 41607 MARGARETA RD #103
(only if follow-up mail response requested)

City: TEMECULA **Zip:** 92591

Phone #: 951 7193640

Date: 6/29 **Agenda #** 15.7

PLEASE STATE YOUR POSITION BELOW:

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

Support **Oppose** **Neutral**

App'l's court's representative

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: _____