

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

323 B



REVIEWED BY EXECUTIVE OFFICE

DATE 6/23/10
Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 17, 2010

SUBJECT: GENERAL PLAN AMENDMENT NO. 974— Foundation-Regular – Applicant: Neal Smith – Engineer/Representative: David Jeffers Consulting, Inc. - Third Supervisorial District - French Valley Zoning District - Southwest Area Plan: Rural:Rural Residential (RR) (5 Acre Minimum)– Location: Southerly of Scott Road, northerly of Via Curtidor, easterly of Leon Road and westerly of Christine Street - 93.98 Gross Acres - Zoning: Rural Residential (RR) (5 Acre Minimum Lot Size) - **REQUEST:** This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural and Rural Community to Community Development and to amend the General Plan Land Use Designation from Rural Residential and Estate Density Residential to Low Density Residential and Commercial Retail and to be removed from the Leon/Keller Road Policy Area - APN: 472-060-001, 472-060-003, 472-060-005, 472-060-006, 472-060-007, 472-060-009, 472-060-013, 472-060-014, 472-060-016, 472-060-018, 472-060-019, 472-060-020, 472-080-001, 472-080-002, 472-080-003, 472-080-004, 472-080-007, 472-080-008, 472-080-009, 472-080-015, 472-080-016, 472-080-017, 472-080-018, 472

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment as modified by staff to be added to the "Specific Plan Required Policy Area" 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
Jerry Jolliffe, Deputy Planning Director for,

Jerry Jolliffe

Ron Goldman
Planning Director

Initials:
RG:th

(continued on attached page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved with deletion of the specific plan provision.

Ayes: Buster, Tavaglione, Stone, Benoit, and Ashley
Nays: None
Absent: None
Date: July 13, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

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

Prev. Agn. Ref.

District: Third

Agenda Number:

to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

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

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

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



15.5

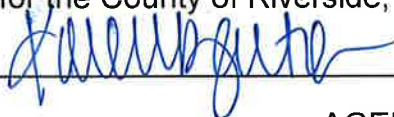
On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the recommendation from Transportation & Land Management Agency/Planning regarding GENERAL PLAN AMENDMENT NO. 974 (FOUNDATION – REGULAR) – Neal Smith/David Jeffers Consulting, Inc. – French Valley Zoning District – Southwest Area Plan – **3rd District**. The Planning Director recommends that the Board adopt an order initiating proceedings for the above-referenced general plan amendment to amend the General Plan Foundation Component of the subject site from Rural and Rural Community to Community Development and to amend the General Plan Land Use Designation from Rural Residential and Estate Density Residential to Low Density Residential and Commercial Retail and to be removed from the Leon/Keller Road Policy Area is continued to July 13, 2010 at 1:30 p.m.

Roll Call:

Ayes: Buster, Tavaglione, Stone and Benoit
Nays: None
Absent: Ashley

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on June 29, 2010 of Supervisors Minutes.

(seal) WITNESS my hand and the seal of the Board of Supervisors
Dated: June 29, 2010
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.
15.5

xc: Planning, COB



MEMORANDUM

EXECUTIVE OFFICE, COUNTY OF RIVERSIDE

Bill Luna

County Executive Officer

Jay E. Orr

Assistant County Executive Officer

TO: Kecia Harper-Ihem, COB

FROM: Christopher Hans, Deputy CEO

DATE: June 24, 2010

RE: **CONTINUANCE**

TLMA/PLANNING is requesting the following items be continued to July 13, 2010:

15.5 TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING:
GENERAL PLAN AMENDMENT NO. 974 (FOUNDATION – REGULAR) – Neal Smith/David Jeffers Consulting, Inc. – French Valley Zoning District – Southwest Area Plan – **3rd District**. The Planning Director recommends that the Board adopt an order initiating proceedings for the above-referenced general plan amendment to amend the General Plan Foundation Component of the subject site from Rural and Rural Community to Community Development and to amend the General Plan Land Use Designation from Rural Residential and Estate Density Residential to Low Density Residential and Commercial Retail and to be removed from the Leon/Keller Road Policy Area.

15.6 TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING:
GENERAL PLAN AMENDMENT NO. 976 (FOUNDATION – REGULAR) – Lee Gilroy-Three Pilots, LLC./David Jeffers Consulting, Inc. – Winchester Zoning District – Southwest Area Plan – **3rd District**. The Planning Director recommends that the Board adopt an order initiating proceedings for the above-referenced general plan amendment to amend the General Plan Foundation Component of the subject site from Rural to Community Development and the General Plan Land Use Designation of the subject site from Rural Residential (5 Acre Minimum Lot Size) to Commercial Retail (0.20-0.35 Floor Area Ratio) and Medium Density Residential (2-5 Dwelling Units/Acre).

H:\dGRANT\form 11s\continuance.doc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

323B

DATE: June 15, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: General Plan Amendment No. 974

(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 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 5.4: GENERAL PLAN AMENDMENT NO. 974 – Foundation / Regular – Applicant: Neal Smith – Engineer/Representative: David Jeffers Consulting, Inc. - Third Supervisorial District - French Valley Zoning District - Southwest Area Plan: Rural: Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum Lot Size) – Location: Southerly of Scott Road, northerly of Via Curtidor, easterly of Leon Road and westerly of Christine Street - 93.98 Gross Acres - Zoning: Rural Residential (RR) (5 Acre Minimum Lot Size) - APN(s): 472-060-001, 472-060-003, 472-060-005, 472-060-006, 472-060-007, 472-060-009, 472-060-013, 472-060-014, 472-060-016, 472-060-018, 472-060-019, 472-060-020, 472-080-001, 472-080-002, 472-080-003, 472-080-004, 472-080-007, 472-080-008, 472-080-009, 472-080-015, 472-080-016, 472-080-017, 472-080-018, 472-080-021.

II. PROJECT DESCRIPTION

This General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural and Rural Community to Community Development and to amend the General Plan Land Use Designation from Rural Residential and Estate Density Residential to Low Density Residential and Commercial Retail and to be removed from the Leon/Keller Road Policy Area.

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:
Dave Jeffers, Applicant's Representative

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.

Agenda Item No.: 5.4
Area Plan: Southwest
Zoning District: French Valley
Supervisorial District: Third
Project Planner: Tamara Harrison
Planning Commission: January 13, 2010

General Plan Amendment No. 974
Applicant: Neal Smith
Engineer/Representative: David Jeffers

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. 974 as modified by staff to be added to the "Specific Plan Required Policy Area" 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: Mr. Roth disagreed with staff that the proposal, as modified by staff to be added to the "Specific Plan Required Policy Area," should be initiated. Mr. Roth stated that rural properties are being invaded by urbanization and that it would make more sense to develop the Community Development that lies to the east of the site. He stated that the City of Menifee lies just west of the site; however, those existing lots within the City are fairly large lots. Mr. Roth then stated that the subject site should at least remain the same as what the City of Menifee has in this area.

Commissioner John Snell: No Comment

Commissioner John Petty: Mr. Petty indicated that the problem with General Plan Initiation Proceedings is that we are assuming that it is a project when it is in fact nothing more than an indication of whether or not it would be reasonable to proceed with the General Plan Amendment. He commented that many of the comments Commissioner Roth brought forward would be explored further once subsequent applications are submitted and public hearings are held before the appropriate hearing body. Mr. Petty is concerned that there may be a number of people in this area that wish to change their General Plan designation based on many of the applications that have assemblages of owners and they should at least be able to have their voices heard. Commissioner Petty again commented that the intent of the process is to have a first glance to determine whether or not the proposal is reasonable, and then the applicant will have to come back before the Commission having fully informed the surrounding area of a project specific application.

Commissioner Jim Porras: No Comment

Commissioner Jan Zuppardo: No Comment

Agenda Item No.: 5.4
Area Plan: Southwest
Zoning District: French Valley
Supervisorial District: Third
Project Planner: Tamara Harrison
Planning Commission: January 13, 2010

General Plan Amendment No. 974
Applicant: Neal Smith
Engineer/Rep.: David Jeffers Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component of the subject site from "Rural" (RUR) and Rural Community (RC) to "Community Development" (CD) and the General Plan Land Use designation of the subject site from "Rural Residential" (RR) (5 acre minimum lot size) and "Estate Density Residential" (EDR) (2 acre minimum lot size) to "Low Density Residential" (LDR) (1/2 acre minimum lot size) and "Commercial Retail" (CR) and to be removed from the Leon/Keller Road Policy Area for an approximately 94.71 acre site. The project is located southerly of Scott Road, northerly of Via Curtidor, easterly of Leon Road and westerly of Christine Street.

POTENTIAL ISSUES OF CONCERN:

The subject site is located in the "French Valley" community within the "Southwest" Area Plan. The subject site is also located within the City of Murrieta Sphere of Influence and has been designated as Rural Residential (RR), 20,000-2.5 acre minimum lot size by the City of Murrieta's General Plan. The eastern portion of the subject site has an existing land use designation of Rural: Rural Residential and the western portion of the subject site carries an existing designation of Rural Community: Estate Density Residential. The surrounding area contains many large, vacant parcels or large parcels with single family residential uses. The nearest Community Development designations are found approximately 1/2 mile to the north of the site across Wickerd Road and approximately 1/2 mile or more south of the site across Keller Road.

County mapping has also identified the subject site as being located within Cell Group U under the County's Multiple Species Habitat Conservation Plan consisting of four cells (5073, 5074, 5075 and 5067). Conservation within this Cell Group will range from 65%-75% of the Cell Group focusing in the eastern portion of the Cell Group. The subject site is located in the far western portion of Cell Group 5073. The site will also be required to conform to additional plan wide requirements of the MSHCP such as Riparian/Riverine Policies (currently, a Blue Line Stream transects the southern portion of the site), Specific Species Surveys, Urban/Wildlands Interface Guidelines (UWIG) and Narrow Endemic Plant Species Policies and Determination of Biologically Equivalent or Superior Preservation Analysis (DBESP) as applicable.

The current proposal is inconsistent with the General Plan's Highway 79 Policy Area. The policy area requires that residential development be proposed at 9% below the midpoint of the existing designation due to transportation infrastructure and capacity deficiencies. The policy did not include provisions to increase potential densities within the policy area as proposed by this amendment. A workshop was held at the regular Planning Commission meeting on September 30, 2009 in order to discuss the Highway 79 Policy area and the regular Foundation General Plan Amendments that fall within the policy area. As a result of the workshop, the Planning Commission recommended that those Foundation General Plan Amendments within the policy area be brought forward on a case by case basis in order to determine the appropriateness of each proposal and that the Highway 79 policies be reviewed during the General Plan update for potential amendments.

The current proposal would also be inconsistent with the General Plan's Leon/ Keller Road Policy Area which requires that the parcels within the Policy Area "only be developed at a maximum residential intensity of one dwelling unit per 2 ½ acres." The addition of the site to the Specific Plan Required Policy Area will allow the site to be reviewed against the Leon/Keller policy area among other factors in order to determine the appropriate land use designation for the site.

Staff recognizes that urbanization is moving toward the subject site in the future. Staff recommends that a specific plan be required to develop the site and that it be added to the General Plan's "Specific Plan Required Policy Area." This will allow for comprehensive development of this and many of the surrounding sites that are currently seeking Foundation Change General Plan Amendments. The Specific Plan Required Policy Area will also be recommended for the following General Plan Amendments in the area: 925, 926, 976 and 998.

RECOMMENDATION:

The Planning Director's recommendation is to adopt an order initiating proceedings for General Plan Amendment No. 974 as modified by staff to be added to the Specific Plan Required Policy Area. 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 \$4,218.15.
3. The project site is currently designated as Assessor's Parcel Numbers 472-060-001, 472-060-003, 472-060-005, 472-060-006, 472-060-007, 472-060-009, 472-060-013, 472-060-014, 472-060-016, 472-060-018, 472-060-019, 472-060-020, 472-080-001, 472-080-002, 472-080-003, 472-080-004, 472-080-007, 472-080-008, 472-080-009, 472-080-015, 472-080-016, 472-080-017, 472-080-018, 472-080-021.

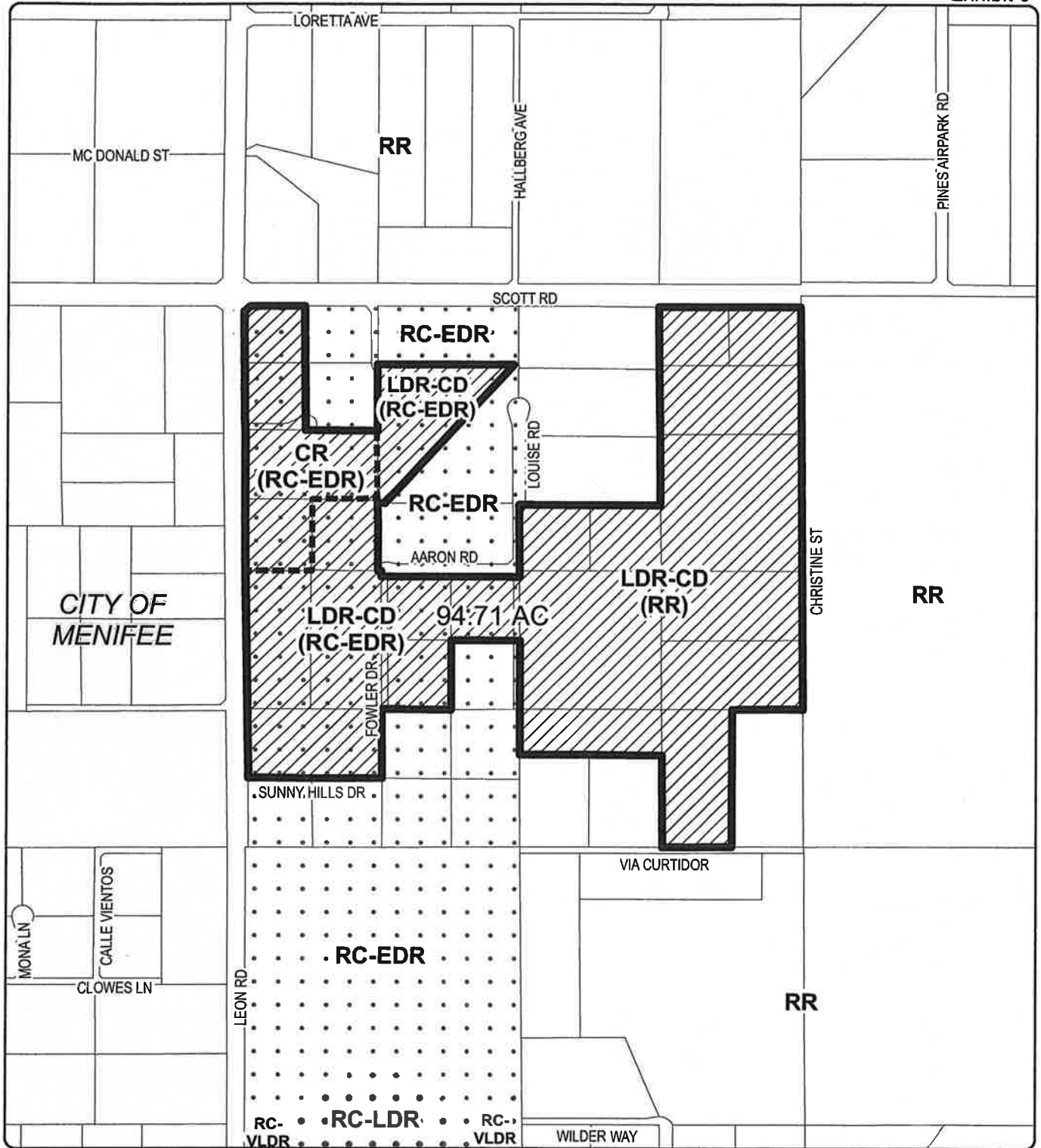
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00974

PROPOSED GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 9/23/09
Exhibit 6



Zoning Area: French Valley
Township/Range: T6SR2W
Section: 20

Assessors Bk. Pg. 472-06 & 472-08
Thomas Bros. Pg. 899 C2
Edition 2009

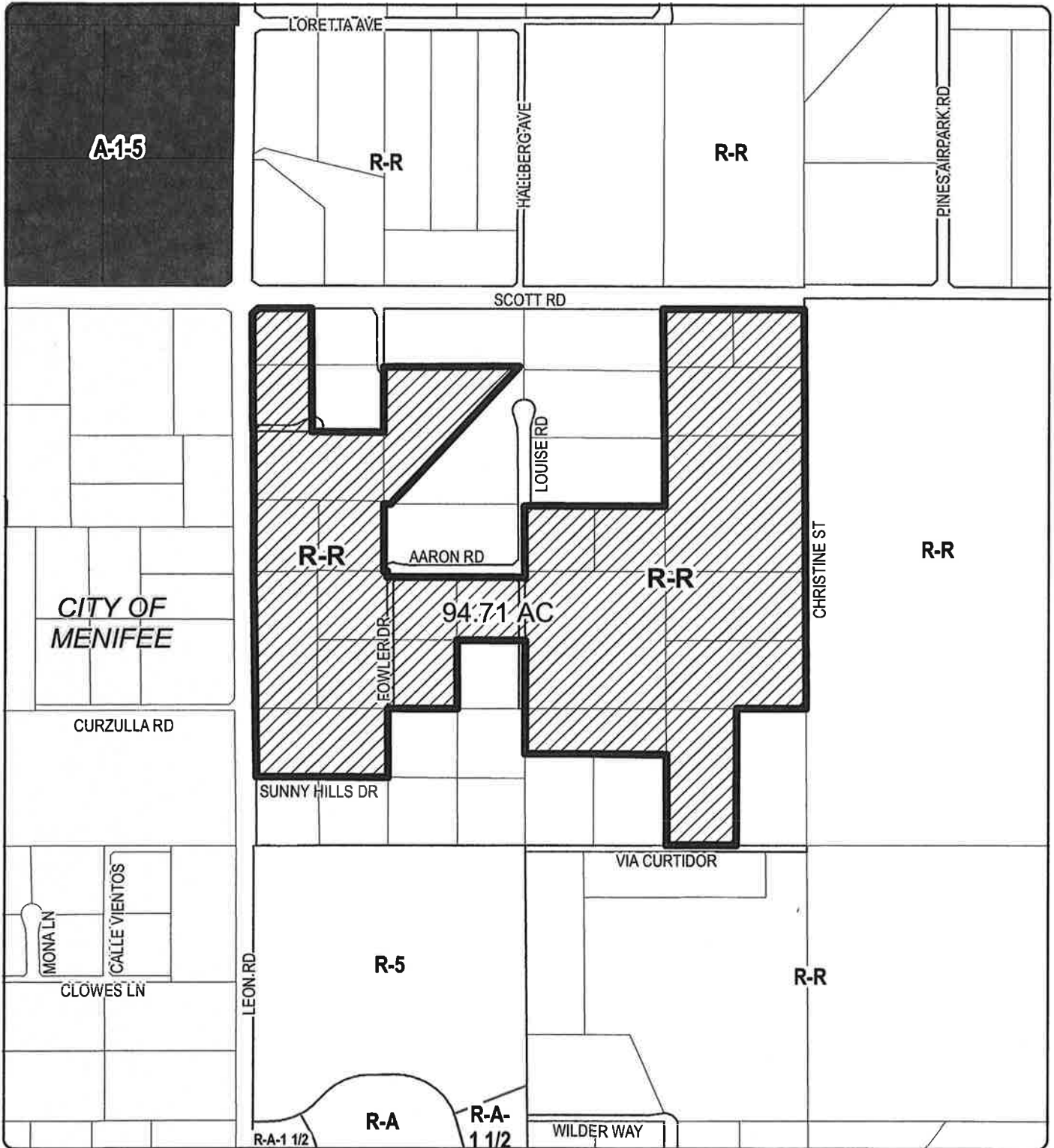


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00974
EXISTING ZONING

Supervisor Stone
 District 3

Date Drawn: 9/23/09
 Exhibit 2



Zoning Area: French Valley
 Township/Range: T6SR2W
 Section : 20

Assessors Bk. Pg. 472-06 & 472-08
 Thomas Bros. Pg. 899 C2
 Edition 2009

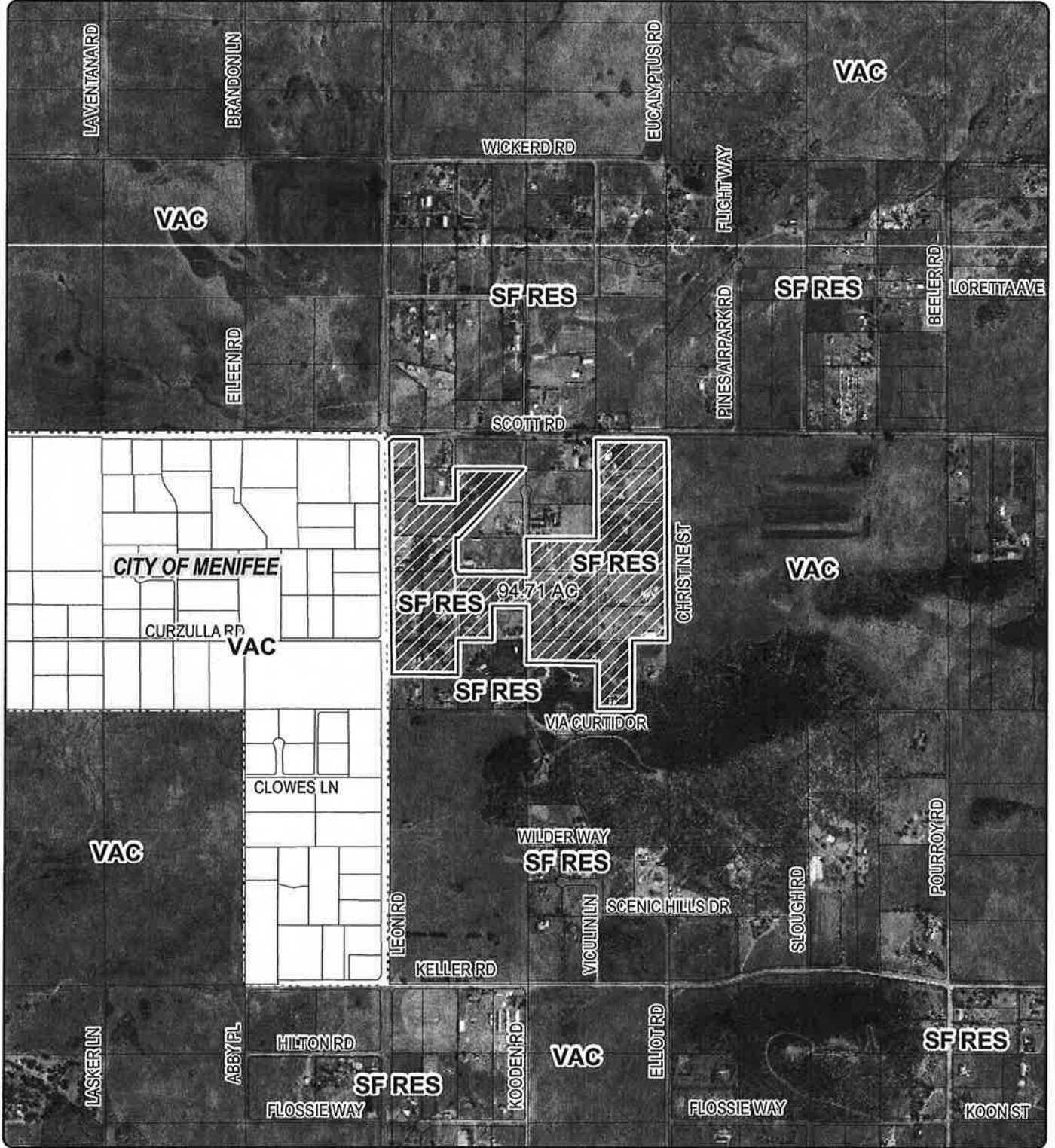


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RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00974
LAND USE

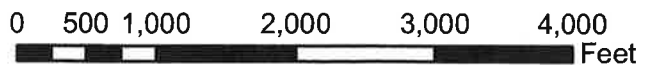
Supervisor Stone
 District 3

Date Drawn: 9/23/09
 Exhibit 1



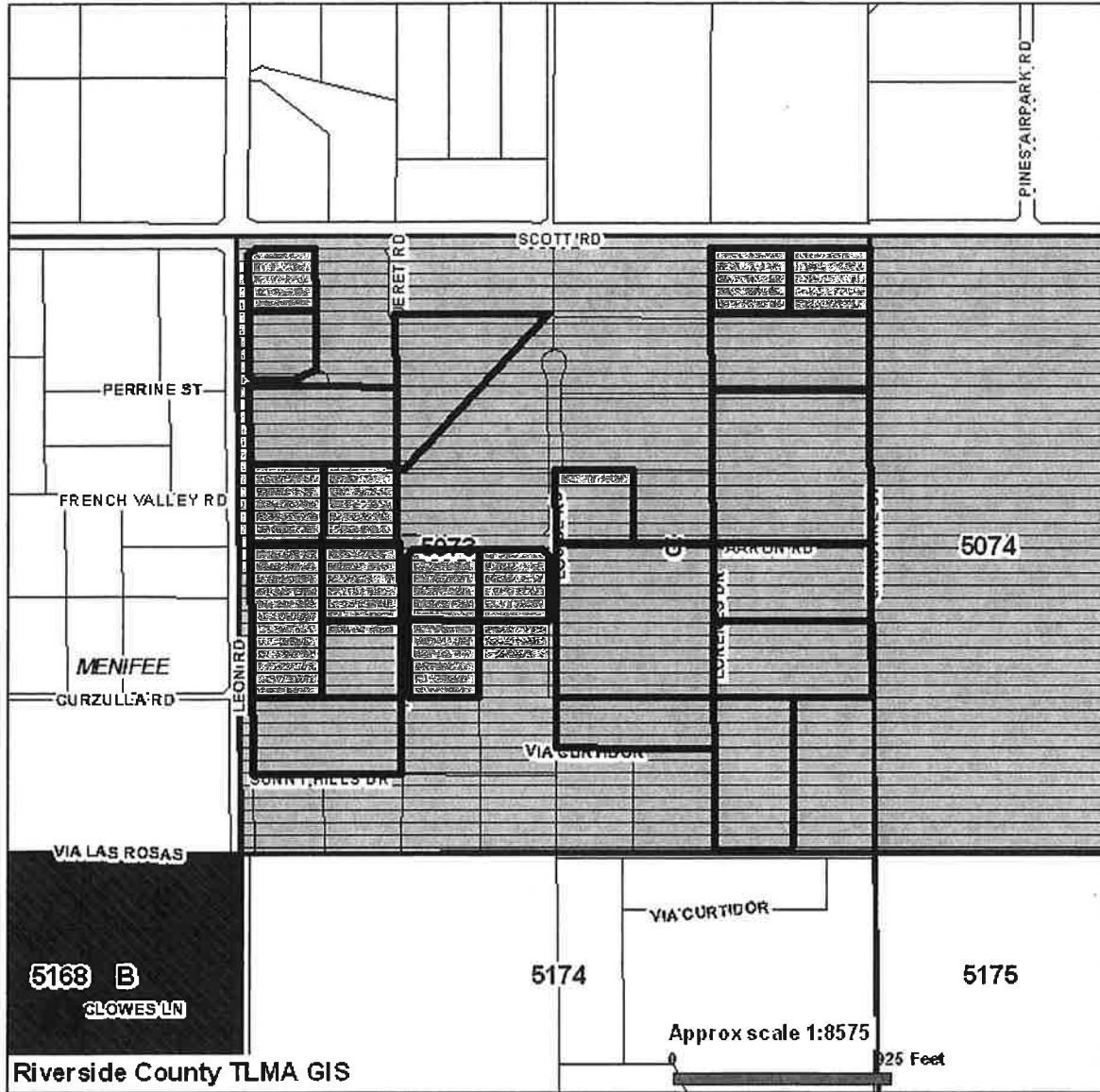
Zoning Area: French Valley
 Township/Range: T6SR2W
 Section: 20

Assessors Bk. Pg. 472-06 & 472-08
 Thomas Bros. Pg. 899 C2
 Edition 2009



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RIVERSIDE COUNTY GIS



Selected parcel(s):

- 472-060-001 472-060-003 472-060-005 472-060-006 472-060-007 472-060-009 472-060-013
- 472-060-014 472-060-016 472-060-018 472-060-020 472-080-001 472-080-002 472-080-003
- 472-080-004 472-080-007 472-080-008 472-080-009 472-080-015 472-080-016 472-080-017
- 472-080-018 472-080-021

WRCMSHCP CELL/CELL GROUP

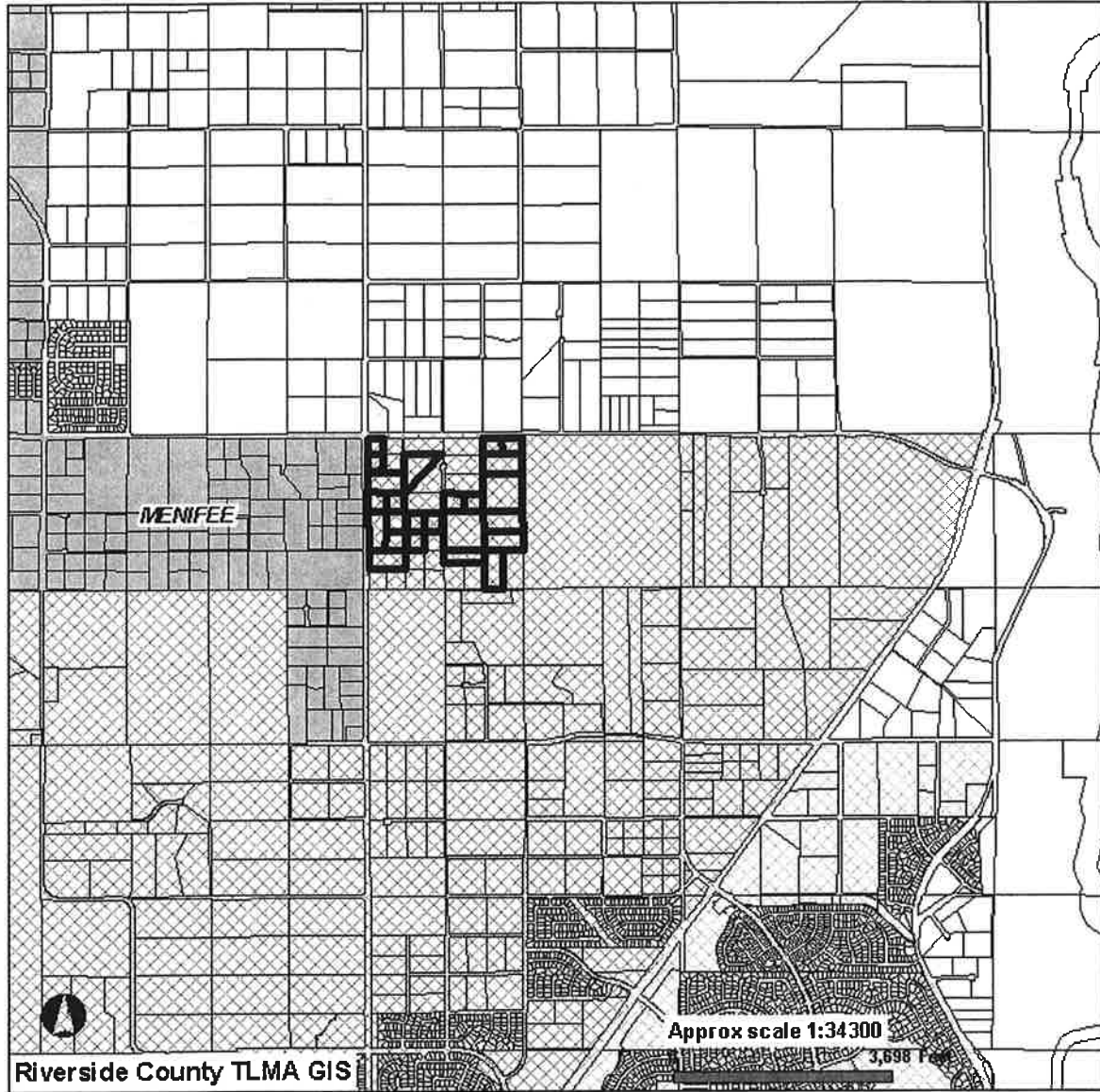
- SELECTED PARCEL
- PARCELS
- CRITERIA CELL NUMBER
- CRITERIA CELL
- CITY BOUNDARY
- SUN CITY/MENIFEE
- B
- U
- SOUTHWEST AREA

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...Mon Nov 03 07:55:31 2008

RIVERSIDE COUNTY GIS



Riverside County TLMA GIS

Selected parcel(s):

- 472-060-001 472-060-003 472-060-005 472-060-006 472-060-007 472-060-009 472-060-013
- 472-060-014 472-060-016 472-060-018 472-060-019 472-060-020 472-080-001 472-080-002
- 472-080-003 472-080-004 472-080-007 472-080-008 472-080-009 472-080-015 472-080-016
- 472-080-017 472-080-018 472-080-021

CITY BOUNDARY/SPHERE

- SELECTED PARCEL
- PARCELS
- MENIFEE
- MURRIETA SPHERE OF INFLUENCE
- TEMECULA SPHERE OF INFLUENCE

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 14:56:26 2008

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

Justification for Amendment: (attachment to page 5 & 6 of 8)

APNs: 472-060-001 & All, 472-080-001 & All

The subject property for this amendment request is an assemblage of many property owners covering approximately 94 acres of land generally bounded by Leon Road on the west, Scott Road on the north, Via Curtidor on the south and Christine Street on the east. More intense development classifications are changing in the area as the property is at the southeast corner of two roadways (Leon and Scott) with urban classification. The 94-acre site is part of a large GPA application process that includes over one thousand acres of land requesting a change to a Community Development Foundation. With development and infrastructure proposed surrounding the subject area and Leon and Scott Roads bordering the site on the west and north, the rural classification should be changed to Community Development to eliminate the "spot zoning" affect.

It should be noted that this application is part of several applications that have been submitted during this current 5-year GPA cycle that are all linked by having common boundaries consisting of approximately just less than 1,000 acres of land. This just less than 1,000 acres of land would "fill-in" the area with a Community Development Foundation classification similar to what exists in the current General Plan (which was changed in the previous cycle for those properties) surrounding this approximately just less than 1,000-acre area

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

Page 2

III. Amendments to Policies:

B. Existing Policy:

Leon/Keller Road Policy Area: Notwithstanding the Estate Density Residential designation of this area on the Southwest Area Plan map, the Leon/Keller Road Policy Area may only be developed at a maximum residential intensity of one (1) dwelling unit per 2½ acres. The Leon/Keller Road Policy Area also extends into the Sun City/Menifee Area Plan.

D. Justification:

This amendment also requests that the Leon and Keller Policy Area overlay be eliminated from the westerly half of the subject property also. A GPA was recently granted for TR 29098 adjacent and south of the subject property which eliminated the Leon and Keller Policy from that project and should be, for consistency sake, be eliminated here too.

David Jeffers Consulting, Inc.
19 Spectrum Pointe Dr. STE 609
Lake Forest, CA 92630
Engineer- GPA 974

Neal Smith
33121 Christine Lane
Winchester, CA 92596
Applicant- GPA974

David Jeffers Consulting, Inc.
19 Spectrum Pointe Dr. STE 609
Lake Forest, CA 92630
Engineer- GPA 974

Neal Smith
33121 Christine Lane
Winchester, CA 92596
Applicant- GPA974

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 Giaidini)
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 15.5
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

FAX MEMO

July 9, 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 Gialdini)
Chairman Marlon Ashley (ATTN: Darcy Kuenzi)

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

RE: Agenda Item 15, July 13, 2010

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ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



July 9, 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 (July 13, 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 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 970 (Eastvale)

Disagree with recommendation for initiation. Even with the staff-proposed modification, it is unclear why development should be allowed in a flood-prone area. We are also not convinced that MSHCP and recreational purposes would be advanced by development along the Santa Ana River.

Item 15.3, 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 15.4. 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 15.5. GPA 1022 (Mead Valley)

Concur with staff recommendation to deny initiation. There are no new circumstances to justify urbanization of an intact rural area that lacks services.

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: Michael Medofer

Address: 28610 Midsummer Lane
(only if follow-up mail response requested)

City: Menifee **Zip:** 92584

Phone #: 909-816-5830

Date: 6/22/10 **Agenda #** 15.3

PLEASE STATE YOUR POSITION BELOW:

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

Support Oppose Neutral
owner'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: _____

**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: Dave Jeffers

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 7-13-10 **Agenda #** 15.3

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
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Support Oppose Neutral

I give my 3 minutes to: _____