

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

328B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
June 17, 2010

REVIEWED BY EXECUTIVE OFFICE

DATE 6/23/10 rmg

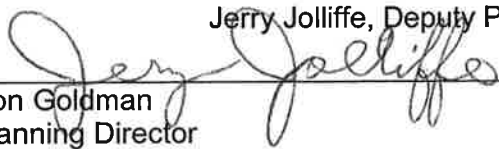
Tina Grande

Departmental Concurrence

**SUBJECT: GENERAL PLAN AMENDMENT NO. 976** – Foundation-Regular – Applicant: Lee Gilroy-Three Pilots, LLC – Engineer/Representative: David Jeffers Consulting, Inc - Third Supervisorial District - Winchester Zoning District - Southwest Area Plan: Rural: Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) – Location: Southerly of Wickerd Road, easterly of Leon Road, northerly of Scott Road and westerly Abbott Lane - 271.59 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** This General Plan Amendment proposes to amend 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 (RUR:RR) (5 Acre Minimum Lot Size) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) and Medium Density Residential (CD:MDR) (2-5 Dwelling Units/ Acre) - APN(s): 466-230-006, 466-230-010, 466-230-012, 466-230-013, 466-230-024, 466-230-031, 466-230-032, 466-230-033, 466-230-034, 466-230-035, 466-230-036, 466-230-044, 466-230-045, 466-230-048, 466-230-049, 466-230-067, 466-230-068, 466-230-069, 466-230-070, 466-230-071, 466-230-072, 466-230-073, 466-230-074, 466-230-075, 466-230-076, 466-230-077, 466-250-007, 466-250-014, 466-250-0015, 466-250-016, 466-250-017, 466-250-018, 466-250-019, 466-250-020, 466-250-021, and 466-250-024.

**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.

Jerry Jolliffe, Deputy Planning Director for,

  
Ron Goldman  
Planning Director


Initials:  
RG:trg

(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:   
Deputy

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

Prev. Agn. Ref.

District: Third

Agenda Number:

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



**15.6**

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. 976 (FOUNDATION – REGULAR) – Lee Gilroy-Three Pilots, LLC./David Jeffers Consulting, Inc. – Winchester Zoning District – Southwest Area Plan – 3<sup>rd</sup> 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) 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.

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.

(seal)

By: *Kecia Harper-Ihem* Deputy

AGENDA NO.  
**15.6**

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 – **3<sup>rd</sup> 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 – **3<sup>rd</sup> 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).

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# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

328 B

**DATE:** June 15, 2010

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

**FROM:** Planning Department - Riverside Office

**SUBJECT:** General Plan Amendment No. 976

(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

RMS  
6.17.10

**PLANNING COMMISSION  
MINUTE ORDER FEBRUARY 3, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

**I. AGENDA ITEM 7.3: GENERAL PLAN AMENDMENT NO. 976** - Foundation / Regular - Applicant: Lee Gilroy-Three Pilots, LLC - Engineer/Representative: David Jeffers Consulting, Inc - Third Supervisorial District - Winchester Zoning District - Southwest Area Plan: Rural: Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) - Location: Southerly of Wickerd Road, easterly of Leon Road, northerly of Scott Road and westerly Abbott Lane - 271.59 Gross Acres - Zoning: Rural Residential (R-R)

**II. PROJECT DESCRIPTION**

This General Plan Amendment proposes to amend 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 (RUR:RR) (5 Acre Minimum Lot Size) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) and Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre)

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Tamara Harrison, Ph: (951) 955-9721 or E-mail [tharriso@rctlma.org](mailto: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** with modifications

**VI. CD**

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

**Agenda Item No.: 7.3**  
**Area Plan: Southwest Area**  
**Zoning District: Winchester**  
**Supervisory District: Third**  
**Project Planner: Tamara Harrison**  
**Planning Commission: February 3, 2010**

**General Plan Amendment No. 976**  
**Applicant: Lee Gilroy-Three Pilots, LLC**  
**Engineer/Representative: Dave Jeffers**

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

### **RECOMMENDATIONS:**

The Planning Director recommended that the Board of Supervisors adopt an order initiating proceedings for GPA00976 as modified by staff to add the subject site 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:** Commissioner Roth indicated that the proposal was another case of gerrymandering a rural area and that he is not in favor of the proposal.

**Commissioner John Snell:** No Comments

**Commissioner John Petty:** Commissioner Petty commented that a Specific Plan is not warranted. He stated that a Specific Plan would be too complicated given the number of parcels within the assemblage. In response to Commissioner Roth, Commissioner Petty stated that the reason the proposal is gerrymandered is because multiple owners in the area are interested in the proposal, and were willing to pay to submit an amendment request whereas other owners were not. He stated that it was logical to initiate proceedings and that the proposal should be expanded to make it even more logical. Commissioner Petty indicated that if the Board of Supervisors adopts an order initiating proceedings, with or without a Specific Plan, the boundaries of the proposed area should be squared off in order to provide a more logical sequence of density.

**Commissioner Jim Porras:** No Comments

**Commissioner Jan Zuppardo:** No Comments

**Agenda Item No.: 7.3**  
**Area Plan: Southwest**  
**Zoning District: Rancho California**  
**Supervisory District: Third**  
**Project Planner: Tamara Harrison**  
**Planning Commission: February 3, 2010**

**General Plan Amendment No. 976**  
**Applicant: Lee Gilroy**  
**Engineer/Representative: David Jeffers**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

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

The applicant proposes to amend the General Plan Foundation Component and the Land Use designation of the subject site from "Rural: Rural Residential" (RUR:RR) to "Community Development: Medium Density" and "Community Development: Commercial Retail" (CD:CR) for an approximately 271.59 acre site. The project is located southerly of Wickerd Road, northerly of Scott Road, easterly of Leon Road and westerly of Abbott Lane.

### **POTENTIAL ISSUES OF CONCERN:**

The subject site is located in the "Winchester" community within the "Southwest" Area Plan. The site includes 224.28 acres proposed as Medium Density Residential and 47.31 acres proposed as Commercial Retail. Existing Community Development Foundation designations can be found to the north of the site across Wickerd Road, to the east of the site across Abbott Lane and to the south of a portion of the site across Scott Road. Rural: Rural Residential is found south of the remaining portion of the site and to the west of the site.

The southern portion of the site abuts Scott Road which has been classified by the Circulation Element of the General Plan as an "Urban Arterial," ultimately having six lanes and a 152' right of way. The site is located along a portion of Scott Road that lies between Specific Plan No. 310, to the north and east of the site at Highway 79, and the intersection of Scott Road Interstate 215. Prior to the incorporation of the City of Menifee, the intersection of Scott Road and Interstate 215 was designated as a Job Center/Town Center under the County's General Plan. The City has adopted and is currently using the County's General Plan until a General Plan may be adopted for the City. The subject site would be a reasonable extension of the Community Development Foundation to the east given the trends toward urbanization along Scott Road and anticipated infrastructure improvements in the area.

General Plan Amendment No. 951 (GPA00951) which lies to the south of the subject site was initiated by the County Board of Supervisors from Rural: Rural Residential to Community Development: Specific Plan on March 3, 2009. Additional Foundation Component General Plan Amendments are within the vicinity of the subject site but have not been presented before the Planning Commission or the Board of Supervisors as of yet. These amendment applications are seeking various Community Development designations as well.

County mapping has not identified the subject site as being within a Cell Group; however, the site will be required to conform to additional plan wide requirements of the MSHCP such as Riparian/Riverine Policies (currently, a Blue Line Stream transects the western 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 mid-point 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.

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. No change in the General Plan designation is recommended at this time. The Specific Plan Required Policy Area will also be recommended for the following General Plan Amendments in the area: 925, 926, 974 and 998.

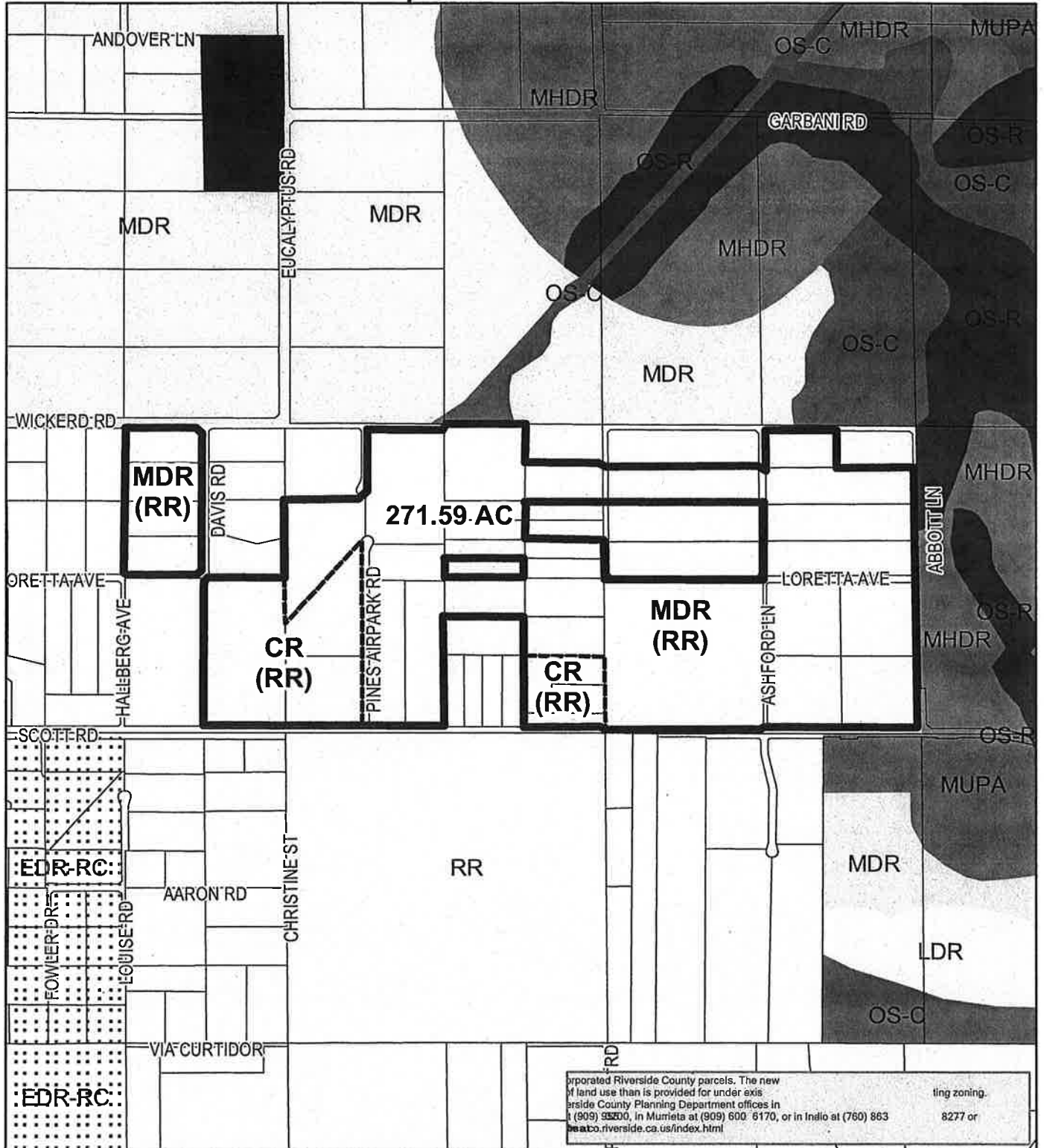
**RECOMMENDATION:**

The Planning Director's recommendation is to adopt an order initiating proceedings for General Plan Amendment No. 976 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 \$4681.16.
3. The project site is currently designated as Assessor's Parcel Number (s): 466-230-006, 466-230-010, 466-230-012, 466-230-013, 466-230-024, 466-230-031, 466-230-032, 466-230-033, 466-230-034, 466-230-035, 466-230-036, 466-230-044, 466-230-045, 466-230-048, 466-230-049, 466-230-067, 466-230-068, 466-230-069, 466-230-070, 466-230-071, 466-230-072, 466-230-073, 466-230-074, 466-230-075, 466-230-076, 466-230-077, 466-250-007, 466-250-014, 466-250-0015, 466-250-016, 466-250-017, 466-250-018, 466-250-019, 466-250-020, 466-250-021, and 466-250-024.

**Proposed General Plan**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

**Area**  
**Plan: Winchester**  
**Township/Range: T6SR2W**  
**Section: 16 & 17**



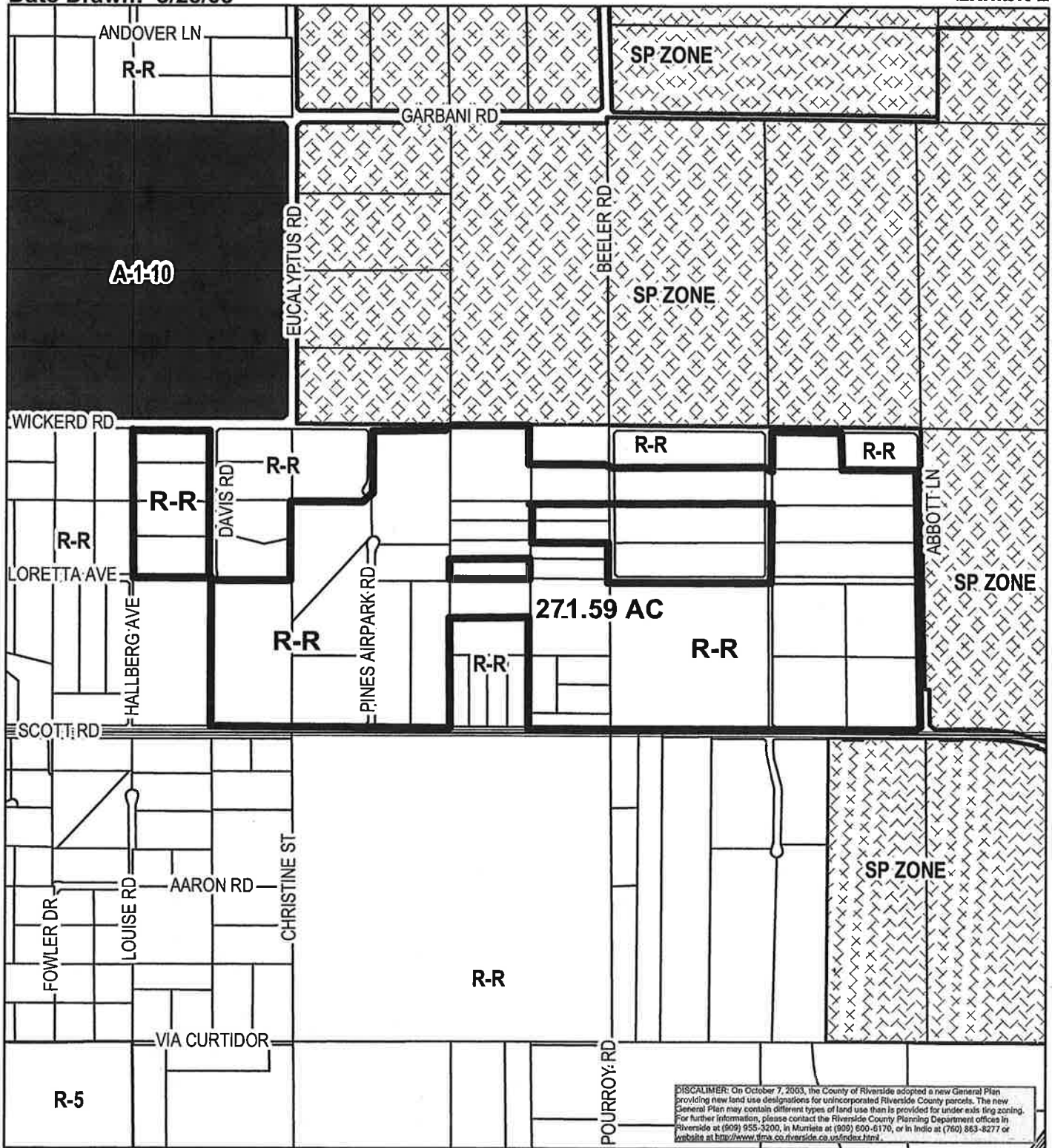
**Assessors**  
**Bk. Pg. 466-23 & 25**  
**Thomas**  
**Bros. Pg. 899 D1**



Supervisor Stone  
 District 3  
 Date Drawn: 3/25/08

**GPA00976**  
**EXISTING ZONING**

Planner: Amy Aldana  
 Date: 3/13/08  
 Exhibit 2



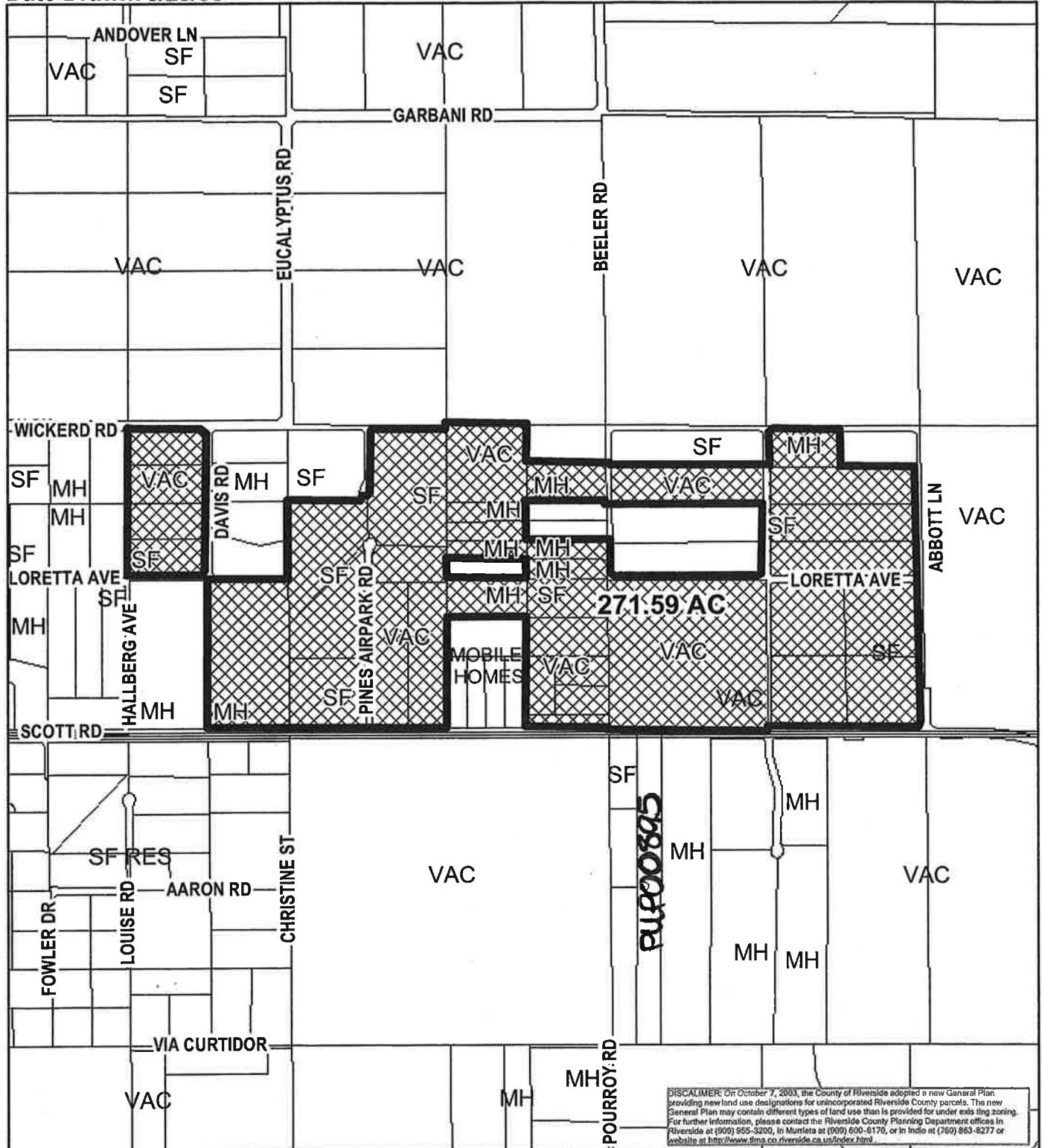
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 853-8277 or website at <http://www.tpmc.co.riverside.ca.us/index.html>.

Zone  
 Area: Winchester  
 Township/Range: T6SR2W  
 Section : 16 & 17

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
 Bk. Pg. 466-23 & 25  
 Thomas  
 Bros. Pg. 899 D1





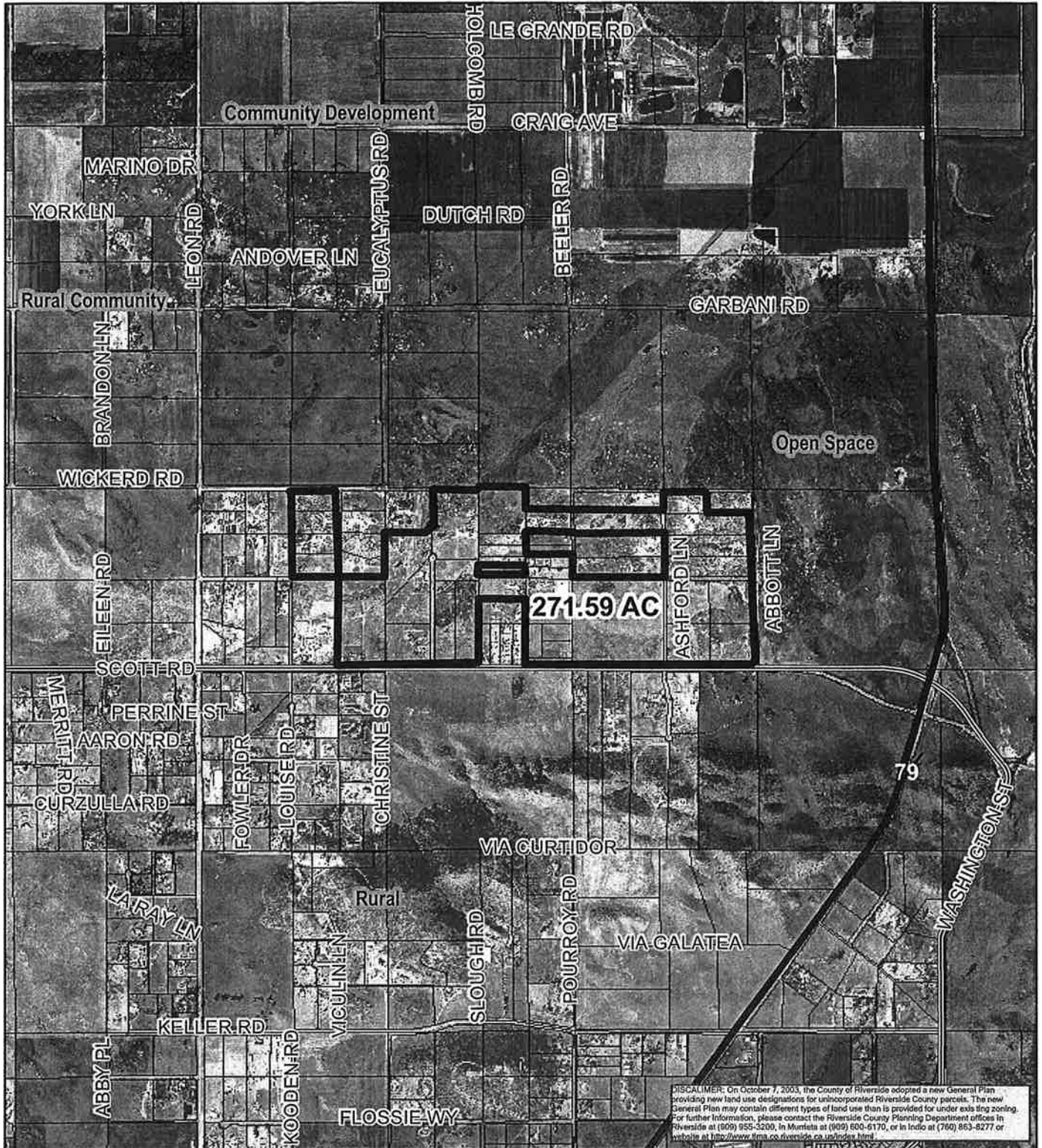
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 Area: Winchester  
 Township/Range: T6SR2W  
 Section : 16 & 17



Assessors  
 Bk. Pg. 466-23 & 25  
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**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area  
Plan: Winchester  
Township/Range: T6SR2W  
Section: 16 & 17



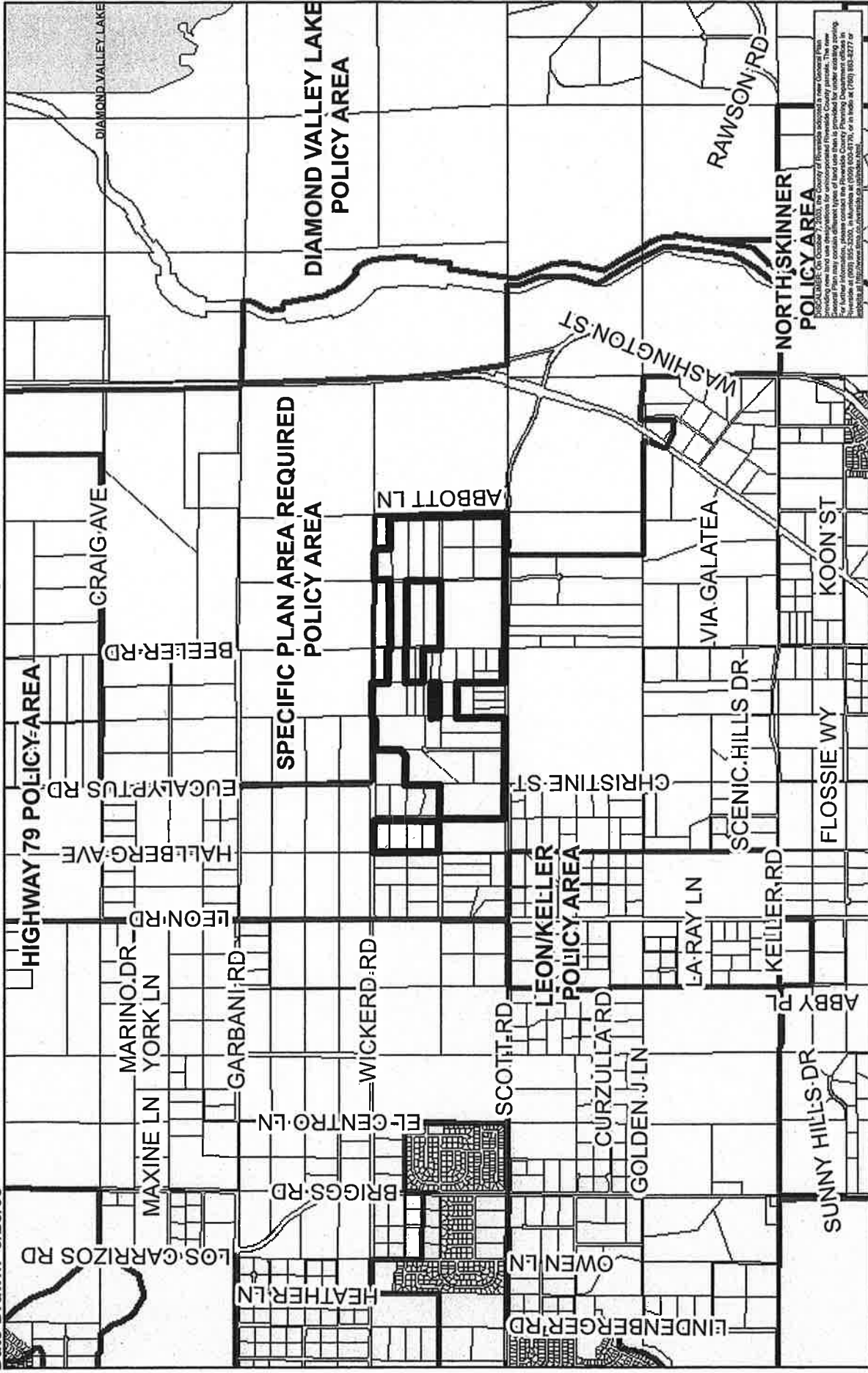
Assessors  
Bk. Pg. 466-23 & 25  
Thomas  
Bros. Pg. 899 D1



Supervisor Stone  
 District 3  
 Date Drawn: 3/25/08

**GPA00976**  
**POLICY AREAS**

Planner: Amy Aldana  
 Date: 3/13/08  
 Exhibit 8



Assessors  
 Bk. Pg. 466-23 & 25  
 Thomas  
 Bros. Pg. 899 D1

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone Winchester  
 Area:  
 Township/Range: T6SR2W  
 Section: 16 & 17

12,800  
 6,400  
 3,200  
 0  
 19,200  
 Feet

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. Riverside Planning and Development Department is providing this map as a reference tool. It is not intended to be used as a legal document. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3300, in Anaheim at (951) 950-0176, or in Inland at (951) 950-2277 or Riverside County Planning and Development Department.

Supervisor Stone  
District 3

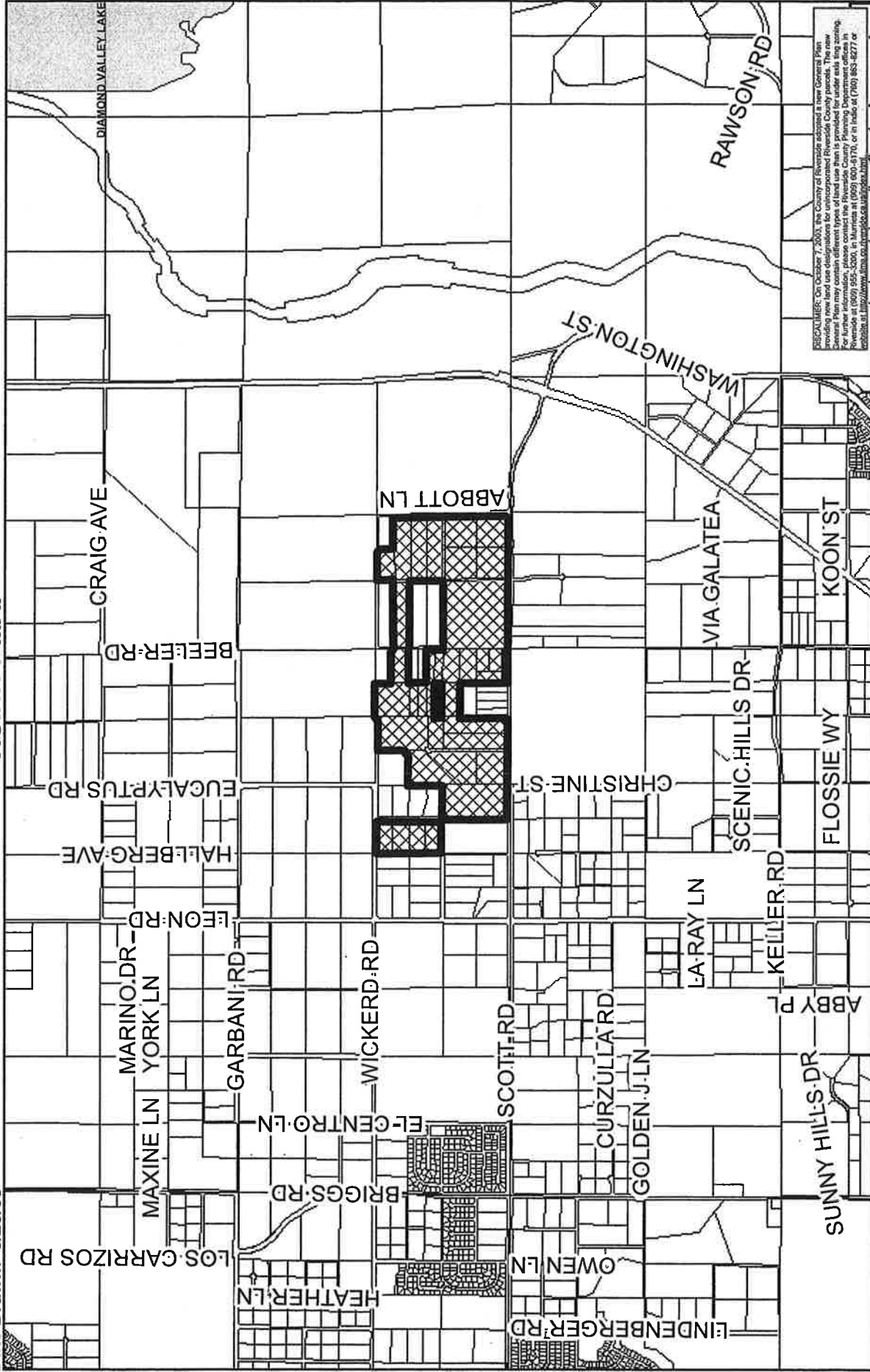
**GPA00976**

Planner: Amy Aldana  
Date: 3/13/08

Date Drawn: 3/25/08

**VICINITY MAP**

**VICINITY MAP**



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan for the County. The General Plan is a long-range policy document that provides a framework for future development. The General Plan may contain different types of land use than is provided for under state law. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3000, in Murrieta at (951) 600-9170, or in Indio at (760) 853-8277 or visit us at <http://www.arizona.gov/planninganddevelopment>.

Zone Winchester  
Area: T6SR2W  
Township/Range: 16 & 17

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
Bk. Pg. 466-23 & 25  
Thomas  
Bros. Pg. 899 D1



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

**Proposal: (attachment to page 3 of 8)**

**APNs: 466-230-006 & all**

**466-250-007 & all**

**The subject property is surrounded on three sides by either existing or proposed "MDR" in the Community Development Foundation designations and the proposal is to change the subject properties to a like-designation of "MDR" within the Community Development Foundation. The exception being the proposal of Commercial at the intersection of Scott Road and Eucalyptus Road, two major thoroughfares in the region.**



January 27, 2010

*VIA ELECTRONIC MAIL AND FACSIMILE*

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

**RE: Items 6.0 and 7.0, General Plan Amendment Initiation Proceedings  
(February 3, 2010)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals. In contrast to several of the staff recommendations, we urge the Commission to uphold the integrity of the current General Plan and to respect the MSHCP.

Item 6.1, GPA 958 (Mead Valley)

***Disagree with recommendation for initiation.*** For convoluted reasons, staff has reversed its previous recommendation to deny encroachment of higher density into a Rural area. Specifically, staff states that because infrastructure from a previous subdivision has induced *unplanned* growth, that unplanned growth should move forward. Although only 5 acres, this is simply a reversion to the “service-based” growth that characterized the County prior to the 2003 Integrated Project.

Item 6.2, 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 6.3, GPA 1008 (Temescal Canyon)

***Disagree with recommendation for initiation.*** New industrial uses are being proposed for a mining site in Temescal Wash, an important habitat area included in the MSHCP. Much of the site (totaling 328 acres) is now designated Open Space-Rural. It would seem obvious that the *only* new uses the County should consider would be those consistent with the County’s adopted MSHCP. *However, this proposal is overtly acknowledged to be inconsistent with the approved MSHCP.*

Conservation within this Cell Group will range from 65%-75% of the Cell Group focusing on the central portions of the Cell Group. The site, much of it disturbed, is located within this central portion of the Cell Group.

According to the staff report, a "Criteria Refinement" or "Plan Amendment" would be required to alter the MSCHP to fit the applicant's proposal. Such changes to the MSHCP are typically politically rather than biologically driven, and are fraught with problems. We are extremely skeptical that alterations to the MSHCP would be beneficial or even acceptable, due to habitat depletion and lack of options. If initiated, the stage would be set for serious conflicts between the project and the MSHCP, the conservation community, and the state and federal wildlife agencies. Why would the Planning Dept purposely set up the Environmental Programs Dept for such a scenario? Isn't this bad faith with the adopted MSHCP? *This proposal's conflict with the MSHCP creates internal inconsistencies between elements of the General Plan, as the MSHCP is part of the General Plan.* This request should be denied, along with a strong policy statement that GPAs should be consistent rather than in conflict with the MSHCP.

Item 6.4, GPA 973 (Winchester)

*No position.*

Item 6.5, GPA 975 (French Valley)

**Concur with recommendation to deny initiation.** The conversion of this 151-acre Rural area to Community Development (urban residential and commercial retail) would be incompatible with surrounding uses, create flood hazards, and "leapfrog" over vacant parcels already so designated.

Item 7.1, GPA 945 (French Valley)

**Concur with recommendation to deny initiation.** The conversion of this 89-acre Rural land to Community Development (commercial retail) would "leapfrog" over vacant parcels already so designated.

Item 7.2, GPA 925 (French Valley)

**Disagree with recommendation for initiation.** This 231-acre proposal is part of a complex of parcels that now form an intact Rural community separator. It lies within the Sphere of Influence of the City of Murrieta. Urban conversion is being recommended *despite the complete absence of an absorption study showing that any additional urban land is actually needed.* MSHCP cells are also involved, and these issues are unresolved. 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 associated GPAs 926, 974, 976 and 998 does not cure the underlying planning failure. Specific plans are a prime historic engine of sprawl in the unincorporated area.

Item 7.3, GPA 976 (Winchester)

***Disagree with recommendation for initiation.*** 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 7.4, GPA 928 (French Valley)

***Concur with recommendation to deny initiation.*** The proposal, within Murrieta's Sphere of Influence, to convert 33-acres of Rural to Community Development medium density residential has no demonstrable need and would represent a failure of orderly development. It would conflict with airport compatibility criteria. Finally, MSHCP issues are unresolved. According to staff, "Due to the amount of conservation and sensitive lands in the area, the proposal may present inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan."

Item 7.5, GPA 978 (Rancho California)

***Concur with recommendation to deny initiation.*** There are no changed circumstances to justify a change from the Rural designator for this 46-acre site. Such a change would also pose inconsistencies with the MSHCP. According to staff, "Due to the amount of conservation and sensitive lands in the area, the proposal may present inconsistencies between the Land Use Element and the Multi-Purpose Open Space Element of the General Plan." There is also inconsistency with airport standards.

Item 7.6, GPA 1085 (Reche Canyon)

***Concur with recommendation to deny initiation.*** According to staff, "The site's characteristics are highly consistent with the existing Rural Mountainous designation given the steep slopes, lack of existing water and sewer, fire danger and limited access." Development intensity on this 319-acre site should not be increased in hazard zones, and to do so "would again create an internal inconsistency between the Land Use Map/Element and the Safety Element of the General Plan." Multiple MSHCP issues are also involved. No new circumstances justify a change.

Thank you for considering our views.

Sincerely,

Dan Silver, MD  
Executive Director

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

Carolyn Luna, EPD  
Charles Landry, RCA  
Interested parties

**David Jeffers Consulting, Inc.**  
**19 Spectrum Pointe Dr. STE 609**  
**Lake Forest, CA 92630**  
**Applicant/ Engineer- GPA 976**

**Hub Enterprises**  
**32840 Ashford Lane**  
**Winchester CA 92596**  
**Owner-GPA976**

**Richard Ardis**  
**2818 Ocean Boulevard**  
**Corona Del Mar CA 92625**  
**Owner- GPA976**

**Moralez Enterprises**  
**38253 Via Majorca**  
**Murrieta CA 92562**  
**Owner-GPA976**

**Toliyat Mansour**  
**32555 Davis**  
**Winchester CA 92596**  
**Owner-GPA976**

**Martin and Antonia Lyon**  
**2113 256<sup>th</sup> Street**  
**Lomita CA 90717**  
**Owner- GPA976**

**Steven and Cathy Harriman**  
**32250 Loretta**  
**Winchester CA 92596**  
**Owner-GPA976**

**Three Pilots, LLC**  
**32875 Pines Airpark**  
**Winchester CA 92596**  
**Owner- GPA976**

**Ramon and Gloria Casillas**  
**25358 Lacebark Drive**  
**Murrieta CA 92563**  
**Owner-GPA976**

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**32665 Davis**  
**Winchester CA 92596**  
**Owner-GPA976**

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**Winchester CA 92596**  
**Owner-GPA976**

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**Winchester CA 92596**  
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**Winchester CA 92596**  
**Owner-GPA976**

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**31260 Loretta**  
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**Owner-GPA976**

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**31255 Wickerd Road**  
**Winchester CA 92596**  
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Owner-GPA976

**Robert Kosar**  
32655 Flight Way  
Winchester CA 92596  
Owner-GPA976

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32775 Patita Lane  
Winchester CA 92596  
Owner-GPA976

**Joann Richardson**  
31530 Scott Road  
Winchester CA 92596  
Owner-GPA976

**South Pacific Dist. Christ.  
ABD Ins. & Financial Services**  
5780 Fleet St. # 160  
Carlsbad CA 92008  
Owner-GPA976

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32722 Patita Lane  
Winchester CA 92596  
Owner-GPA976

**Beverly Denney Trust**  
32772 Patita Lane  
Winchester CA 92596  
Owner-GPA976

**Gayle Millard**  
11410 Pyramid Peak Ct.  
Alta Loma CA 91737  
Owner-GPA976

**Andy Heilman**  
32786 Patita Lane  
Winchester CA 92596  
Owner-GPA976

**Wanda Cosgrove**  
32585 Beeler  
Winchester CA 92596  
Owner-GPA976

**Michael McIntyre**  
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Winchester CA 92596  
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**Guy Zimmerman / Kim Fromer**  
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Chatsworth CA 91311  
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Owner-GPA976

**Guy Zimmerman / Kim Fromer**  
2225 Acorn  
Chatsworth CA 91311  
Owner-GPA976





**FAX MEMO**

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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 Gialdini)  
Chairman Marion Ashley (ATTN: Darcy Kuenzi)

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

**RE:** Agenda Item 15, June 29, 2010

**PAGES:** 4 (including cover)

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# 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, 5<sup>th</sup> 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 *facillitate* 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

**PAGES:** 3 (including cover)

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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, 5<sup>th</sup> 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:** Dave Jeffers

**Address:** \_\_\_\_\_  
(only if follow-up mail response requested)

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

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

**Date:** 7-13-10 **Agenda #** 15.4

**PLEASE STATE YOUR POSITION BELOW:**

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

**Support**       **Oppose**       **Neutral**

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

**Support**       **Oppose**       **Neutral**

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

7-13-10      15.4