

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

208B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 23, 2012

SUBJECT: GENERAL PLAN AMENDMENT NO. 1110 - Applicant: Rancon Crossroads LLC – Third/Third Supervisorial District – Southerly of Olive Road, westerly of Highway 79 (Winchester Road), and northerly of Newport Road – 237 Gross Acres - **REQUEST:** The General Plan Amendment proposes to revise the boundary of Specific Plan No. 288 “Winchester Crossroads” by adding a 15.08 gross acre parcel to the Specific Plan.

RECOMMENDED MOTION:

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

BACKGROUND:

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

Carolyn Syms Luha

Carolyn Syms Luha
Planning Director

(continued on next page)

CSL.ms/dm

REVIEWED BY EXECUTIVE OFFICE

Department of Community Development

DATE 2/5/12 DM
Tina Grande

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

MINUTES OF THE BOARD OF SUPERVISORS

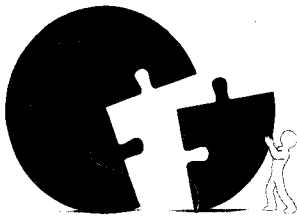
On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried,
IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Benoit and Ashley
Nays: None
Absent: Stone
Date: March 13, 2012
xc: Planning, Applicant

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

15.1





RIVERSIDE COUNTY
PLANNING DEPARTMENT

ADD

Carolyn Syms Luna
Director

DATE: January 19, 2012

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: General Plan Amendment No. 01110 (GPA01110)

(Charge your time to these case numbers)

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

- Place on Administrative Action (Receive & File; EOT)
 - Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
 - Place on Consent Calendar
 - Place on Policy Calendar (Resolutions; Ordinances; PNC)
 - Place on Section Initiation Proceeding (GPIP)
 - Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
 - Publish in Newspaper:
 - **SELECT Advertisement****
 - **SELECT CEQA Determination****
 - 10 Day 20 Day 30 day
 - Notify Property Owners (app/agencies/property owner labels provided)
- Controversial: YES NO

****No public notification required****

Do not send these documents to the County Clerk for posting

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

004

Handwritten scribbles and faint markings in the bottom left corner.

Agenda Item No.:
Area Plan: Harvest Valley/ Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Matt Straite
Planning Commission: January 18, 2012

General Plan Amendment No. 1110
(Entitlement/Policy Amendment)
Applicant: Rancon Crossroads LLC
Engineer/Representative: AA Webb
Associates

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS TO THE BOARD OF SUPERVISORS

RECOMMENDATIONS:

The Planning Director recommended that the appropriate findings per the General Plan Administration Element can be made and the Planning Commission made the comments below. The Planning Director continues to recommend that the appropriate findings per the General Plan Administration Element can be made. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Roth: None

Commissioner John Snell: None

Commissioner John Petty: Indicated the change was appropriate

Commissioner Jim Porras: None

Commissioner Jan Zuppardo: None



**PLANNING COMMISSION
MINUTE ORDER JANUARY 18, 2012**

I. AGENDA ITEM 2:1

GENERAL PLAN AMENDMENT NO. 1110 - Applicant: Rancon Crossroads LLC – Engineer/Representative: AA Webb Associates – Third Supervisorial District - Winchester Zoning Area – Harvest Valley/ Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre), Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio), Open Space Recreation (OS-R), and Open Space Conservation (OS-C) as reflected on the Land Use Plan of SP288– Southerly of Olive Road, westerly of Highway 79 (Winchester Road), and northerly Newport Road – 237 Gross Acres - Zoning: Specific Plan (SP288). (Legislative)

II. PROJECT DESCRIPTION:

The **General Plan Amendment** proposes to revise the boundary of Specific Plan No. 288 "Winchester Crossroads" by adding 15.08 gross acre parcel to the Specific Plan.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Matt Straite at (951) 955-8631 or e-mail mstraite@rctlma.org.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

The Planning Commission did not have any comments.

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.:
Area Plan: Harvest Valley/ Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Matt Straite
Planning Commission: January 18, 2012

General Plan Amendment No. 1110
(Entitlement/Policy Amendment)
Applicant: Rancon Crossroads LLC
Engineer/Representative: AA Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1110 proposes to revise the boundary of Specific Plan No. 288, the Winchester Crossroads Specific Plan by adding a 15.08 acre parcel located to the west of current Specific Plan (APN: 461-210-019) to the Plan. An Amendment to the Specific Plan is also in process to reflect the change. The 15.08 acre parcel was once part of a neighboring Specific Plan, the Winchester Hills Specific Plan No. 293. The Land Use reverted to Community Development: Medium Density Residential (CD:MDR) when it was removed from the Specific Plan in 2009. The 15.08 acres was removed from SP293 due to a realignment of Rice Road.

The Project proposes to revise the boundary of the Specific Plan and to amend the Riverside County General Plan Land Use Element for the 15.08 acre parcel being added to the Specific Plan from Community Development: Medium Density Residential (CD:MDR) Land Use Designation to Community Development: Medium High Density Residential (CD:MHDR) and Low Density Residential (CD:LDR) as reflected on the proposed Specific Plan Land Use Plan for Winchester Crossroads, SP288A2.

The proposed Amendment is located in the Harvest Valley/ Winchester Area Plan; more specifically, the project is located southerly of Olive Road, westerly of Highway 79 (Winchester Road), and northerly Newport Road.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

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

AM.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy Amendment GPA, under Section 2.5.

Refer to the attached Worksheets for General Plan Amendment Initiation Consideration Analysis.

Last, General Plan Amendment No. 1110, and the analysis in this report are specific to the 15.08 acres being added to the SP and the entirety of Specific Plan No. 288. Because the 15.08 acres will be adding acreage to an existing Specific Plan, the boundary of the Amendment includes the entire Specific Plan boundary. Thus, there are two aspects to this General Plan Amendment- the addition of the 15.08 acre parcel, and the modification of the Specific Plan Boundary to include the 15.08 acre parcel. All analysis will examine both aspects of the proposed change.

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 01110 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision;
 - (2) Any General Plan Principle; or,
 - (3) Any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

First Required Finding: The first finding per the General Plan Administrative element explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not conflict with:

(1) The Riverside County Vision.

In 2003 when the General Plan was adopted both the current and neighboring Specific Plans were already approved. The Vision for the area in 2003, and since the adoption of the General Plan, has always been medium density development, generally 2-5 dwelling units per acre.

The overall density of Specific Plan No. 288 is currently within the 2-5 dwelling unit range. A Specific Plan Amendment (SPA) has been filled that is proposing to increase the density of the plan; however, the overall density of the proposed Specific Plan revision is still within the medium density range. Therefore, the proposed General Plan designation of the 15.08 acre property is consistent with the proposed vision for the area, at least in terms of density.

However, the General Plan Vision is more than just density, it also addresses the land use concept. The General Plan explains-

"The Land Use Plan reflects a significant shift from the existing rural character to a more urban/suburban/rural mix focused around unique cores. The impetus for this shift is the Diamond Valley Lake and the recreational opportunities it presents. In addition, the transit opportunities presented by the rail line, State Route 74, and State Route 79 create natural crossroads to expand upon.

And,

"Winchester is ideally situated to become the "gateway to the Diamond Valley" and accommodate significant intensification of land usage."

The proposed Amendment will be adding to Specific Plan No. 288 that will implement this Vision by adding retail and higher density housing opportunities near the important intersection of Domenigoni Parkway and Highway 79. The additional 15.08 acres will essentially retain the same density it was allocated by the 2003 General Plan.

(2) Any General Plan Principle.

Both SP288 and SP293 were approved and factored into the General Plan in 2003. Because the 15.08 acre parcel was part of one Specific Plan and is now being added to another, the

proposed 15.08 acre addition and the revision to the boundary of SP288 are both consistent with the General Plan Principles. The Project is within the Highway 79 Policy Area, and will remain consistent with the provisions of the policy.

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

Both SP288 and SP293 were approved and factored into the General Plan in 2003. They were both given the Community Development foundation designation. The proposed revisions will remain consistent with the tenants of the foundation.

Second Required Finding: The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

As previously noted, both the addition of the 15.08 acre parcel and the revision to the boundary of SP288 contribute to the implementation of the General Plan, as they implement the vision of the area. The Specific Plan will create housing and retail opportunities consistent with the envisioned density of the area; it will place such housing along key corridors; and the Project will bring intensification of land usage (over the existing condition but consistent with the General Plan Designations) near the Diamond Valley Lake gateway, as prescribed in the General Plan.

Third Required Finding: In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is:

-Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

The two neighboring Specific Plans were once separated by Rice Road. As part of the General Plan approval, Rice Road was realigned. The realignment of Rice Road changed the street patterns in each Specific Plan. In order to adjust the Plans to the new alignment, the 15.08 acres was removed from Specific Plan No. 293 and is now proposed to be added to Specific Plan No. 288.

Further, the realignment of Rice Road created a fragmented land use pattern. In an attempt to adjust both Specific Plans, it was determined that the proper way to address the new alignment was to reorganize the Specific Plans to split along the alignment of Rice Road.

Therefore, the new circumstance that emerged was the determination that the Specific Plan boundaries should be adjusted, rather than redesigning the Land Use Plans for each plan.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|--|
| 1. General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (MDR); Medium High Density Residential (MHDR); Commercial (C); Open Space- |
|------------------------------------|--|

	Conservation (OS-C); and Open Space- Recreation (OS-R) ¹ as reflected by the Land Use Plan for Specific Plan No. 288.
2. Proposed General Plan Land Use:	Community Development: Low Density Residential (LDR); Medium High Density Residential (MHDR); High Density Residential (HDR); Very High Density Residential (VHDR); Commercial Retail (CR); Open Space- Conservation (OS-C); and Open Space- Recreation (OS-R) ² as reflected by the Land Use Plan for Specific Plan No. 288.
3. Existing Zoning (Ex. #2):	Specific Plan and Heavy Agriculture- Two Acre Minimum (A-2-2)
4. Surrounding Zoning (Ex. #2):	Specific Plan
5. Existing Land Use (Ex. #1):	Vacant/ Farming
6. Surrounding Land Use (Ex. #1):	Vacant/ Farming
7. Project Data:	Total Acreage: 252

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 01110. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. An Alquist-Priolo earthquake fault zone;
 - c. An Airport Influence area;
 - d. A high fire area; or,
 - e. A redevelopment area.
3. The project site is located within:
 - a. The boundaries of the Hemet Unified School District;
 - b. A dam inundation area;
 - c. The Highway 79 Policy Area;
 - d. A 100-year flood plain;
 - e. Valley-Wide Recreation & Park District;
 - f. A low potential liquefaction area;
 - g. Salt Creek Channel/Winchester/North Hemet Area Drainage Plan; and

¹ Open Space Designations within the Specific Plan are Community Development foundation designations.

- h. San Jacinto Valley and Santa Margarita Watersheds.
- 4. The subject site is currently designated as Assessor's Parcel Number 461-210-019, 461-220-003, 461-220-004, 461-220-005, 461-220-006, 461-220-007, 461-220-010, 461-220-011, and 461-220-013.

MS
Y:\Planning Case Files-Riverside office\GPA01110\GPIP\GPA01110 GPIP Staff Report.doc
Date Prepared: 11/23/11
Date Revised: 11/23/11



ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA No. 1110 Supervisory District: Third Existing Zoning: SP and A-2-2

Area Plan: Winchester/ Harvest Valley
Acreage: 254 Acres

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development (CD)

Existing General Plan Land Use Designation: Community Development; Medium Density Residential (MDR); Medium High Density Residential (MHDR); Commercial (C); Open Space- Conservation (OS-C); and Open Space- Recreation (OS-R)¹ as reflected by the Land Use Plan for Specific Plan No. 288.

Existing Policy Area(s) or Overlay(s): Highway 79

Existing Map(s) of Issue (cite GP figure # and page #): N/A

Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

PROPOSED GENERAL PLAN CHANGES

(For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Community Development (CD)

Proposed General Plan Land Use Designation: For the 15.08 acre parcel being added to SP288- Community Development; Medium High Density Residential (CD:MHDR) and Low Density Residential (CD:LDR) as reflected on the proposed Specific Plan Land Use Plan for Winchester Crossroads, SP288A2.

Proposed Change to Policy Area or Overlay: N/A

¹ Open Space Designations within the Specific Plan are Community Development foundation designations.

Proposed Change to Map (cite GP map name): _____ N/A _____

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): _____ N/A _____

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	It once was, but Resolution 2005-081 canceled it
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)		X	
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within ½ Mile		X	
Liquefaction Potential; Subsidence	X		Moderate
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues		X	
Water / Sewer Issues		X	Proposing Sewer connection to service less than 1 mile away

City Sphere of Influence		X	
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)		X	

ENTITLEMENT/POLICY FINDINGS *(Check all that apply)*

Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?*

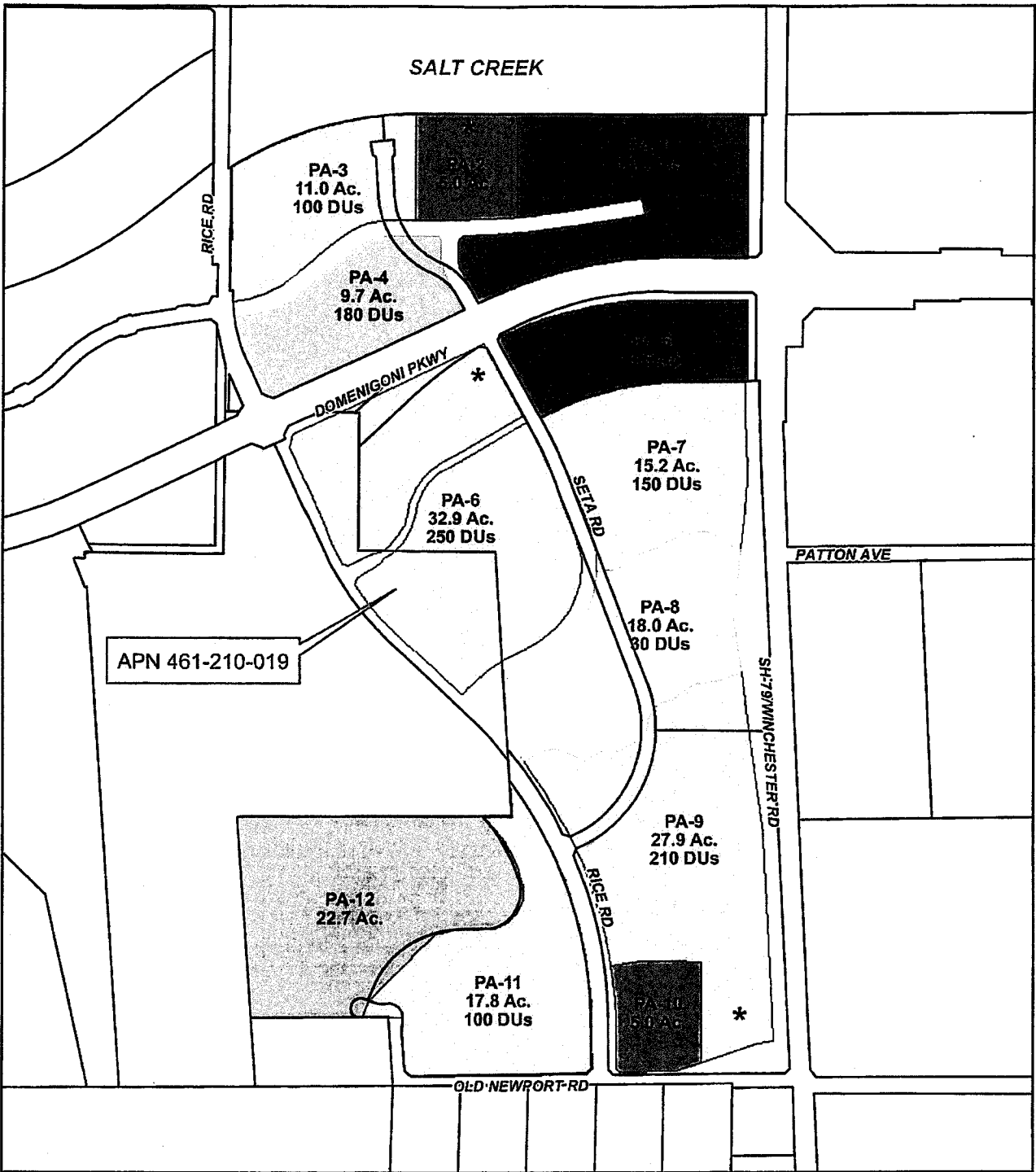
Finding	Yes	No	Comment
<p>The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.</p>	X		<p>In 2003 when the General Plan was adopted both the current and neighboring Specific Plans were already approved. The Vision for the area in 2003, and since the adoption of the General Plan, has always been medium density development, generally 2-5 dwelling units per acre.</p> <p>The overall density of Specific Plan No. 288 is currently within the 2-5 dwelling unit range. A Specific Plan Amendment (SPA) has been filled that is proposing to increase the density of the plan; however, the overall density of the proposed Specific Plan revision is still within the medium density range. Therefore, the proposed General Plan designation of the 15.08 acre property is consistent with the proposed vision for the area, at least in terms of density.</p>
<p>The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.</p>	X		<p>As previously noted, both the addition of the 15.08 acre parcel and the revision to the boundary of SP288 contribute to the implementation of the General Plan, as they implement the vision of the area. The Specific Plan will create housing and retail opportunities consistent with the envisioned density of the area; it will place such housing along key corridors; and the Project will bring intensification of land usage (over the existing condition but consistent with the General Plan Designations) near the Diamond Valley Lake gateway, as prescribed in the General Plan.</p>
<p>Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.</p>	X		<p>The new circumstance that emerged was the determination that the Specific Plan boundaries should be adjusted, rather than redesigning the Land Use Plans for each plan.</p>
<p>A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.</p>		X	

An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.	X	
An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.	X	
An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.	X	

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

STAFF COMMENTS:

Department	Comments
Planning	None at this time
Transportation	None at this time
EPD	None at this time
Fire	None at this time
Flood	None at this time
Building and Safety	None at this time
Geologist	None at this time



G:\2011\11-0092\GIS\GPA_landuse.mxd

Source: Riverside County GIS, 2011

LEGEND

- | | |
|---------------------------------|-------------------------------|
| Parcels | Very High Density Residential |
| Land Use Plan | Commercial |
| Low Density Residential | Open Space Recreation |
| Medium High Density Residential | Open Space Conservation |
| High Density Residential | * Basin Locations |

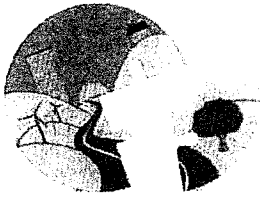


0 400 800 1,200 Feet

Proposed Land Use Plan



Fac. Track #2011-13



Carolyn Syms Luna
Director

**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

Set ID # CC006316

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

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01110 DATE SUBMITTED: 10-31-11

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Rancon Crossroads, LLC E-Mail: figo@rancongroup.com

Mailing Address: 41391 Kalmia St. Ste. 200
Murrieta, CA 92562
Street

City State ZIP

Daytime Phone No: (951) 696-0600 Fax No: (951) 834-9501

Engineer/Representative's Name: A.A. Webb Associates-Bruce Davis E-Mail: bruce.davis@webbassociates.com

Mailing Address: 3788 Mc Cray Street
Riverside, CA 92506
Street

City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Rancon Crossroads, LLC E-Mail: figo@rancongroup.com

Mailing Address: 41391 Kalmia St. Ste. 200
Murrieta, CA 92562
Street

City State ZIP

Daytime Phone No: (951) 696-0600 Fax No: (951) 834-9501

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

EA 42485 / CFG 05856

2012 01316

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

RANCON CROSSROADS LLC
PRINTED NAME OF APPLICANT
[Signature]
SIGNATURE OF APPLICANT
Daniel L. Stephenson

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

RANCON CROSSROADS LLC
PRINTED NAME OF PROPERTY OWNER(S)
[Signature]
SIGNATURE OF PROPERTY OWNER(S)
Daniel L. Stephenson

PRINTED NAME OF PROPERTY OWNER(S) _____
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-210-019

Section: 33 Township: 5 South Range: 2 West

Approximate Gross Acreage: Approximately 237 gross and Approximately 213 Net

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Newport Road, South of Olive Avenue, East of Rice Road, West of Winchester Road.

Thomas Brothers map, edition year, page number, and coordinates: 2008- 869(E1,F1,E2,F2) 839 (E7,F7)

Existing Zoning Classification(s): SP/ A-2-2

Existing Land Use Designation(s): MDR, MHDR

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

Amend the General Plan in accordance with land use change proposed in SPA # 288 A2 which will be proposing the Specific Plan

Related cases filed in conjunction with this request:

SPA #288 A2 East Tract # 2011-13

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

Case Nos. SP Winchester 293, CZ 5947, 6013, 7461

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): 380

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Edison	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Company	Southern CA Gas Co	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	Verizon	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Company/District	Eastern Municipal Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	Eastern Municipal Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 1000 feet



Fast Track Authorization

Case No.: _____

FTA No. 2011-13

SUPERVISOR Jeff Stone

SUPERVISORIAL DISTRICT: 3

Company/Developer: Regent Properties Contact: Daniel Gryczman

Address: 11990 San Vicente Blvd., Suite 200, Los Angeles, CA 90049

Phone: (310) 806-9822 Fax: _____ Email: dgryczman@regentproperties.com

Architectural Firm: The Planning Center Contact: Randal Jackson

Address: 1580 Metro Drive, Costa Mesa, CA 92626

Phone: (714) 966-9220 Fax: (714) 966-9221 Email: rajackson@planningcenter.com

Engineering Firm: A.A. Webb & Associates Contact: Bruce Davis

Address: 3788 McCray St., Riverside, CA 92506

Phone: (951) 248-4235 Fax: (951) 788-1258 Email: bruce.davis@webbassociates.com

Land Use Application(s): General Plan Amendment Conditional Use Permit Change of Zone
 Plot Plan Parcel Map Other SPA; EIR amendment

Site Information:

Assessor's Parcel Number(s) 461-220-010; 461-220-011

Cross Streets/Address Domenigoni Parkway/Winchester Road Site Acreage 50

Land Use Designation MDR; PS-R Zoning Winchester SP #288

Redevelopment Project Area/Sub-Area: N/A

Unincorporated Community _____

Project Information (Estimate Amounts):

Eligibility Criteria Full Time Jobs Capital Investment Annual Taxable Sales Board of Supervisors Child Care
 Workforce Housing Other _____

Permanent Full-Time Jobs 497 Wages per Hour \$10-20 Construction Jobs 279

Capital Investment \$115,000,000 Taxable Sales \$45,360,000 Bldg Size: 171,000

Project Type Commercial Industrial Office Residential Other _____

Industrial Classification N/A Other _____

Commercial Classification Community Shopping Center Other _____

Project Description:

Project will include SPA to allow for both commercial and residential development of the approved Crossroads in Winchester Specific plan #288. The project proposes 171,000 square feet of grocery store anchored retail development.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A 32. *This Authorization contains preliminary project information and serves as basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Lisa Brandl 10/19/11
Lisa Brandl, Managing Director of EDA Date

Robert Moran 10/18/11
Robert Moran, EDA Development Manager Date

Scott 10/19/11

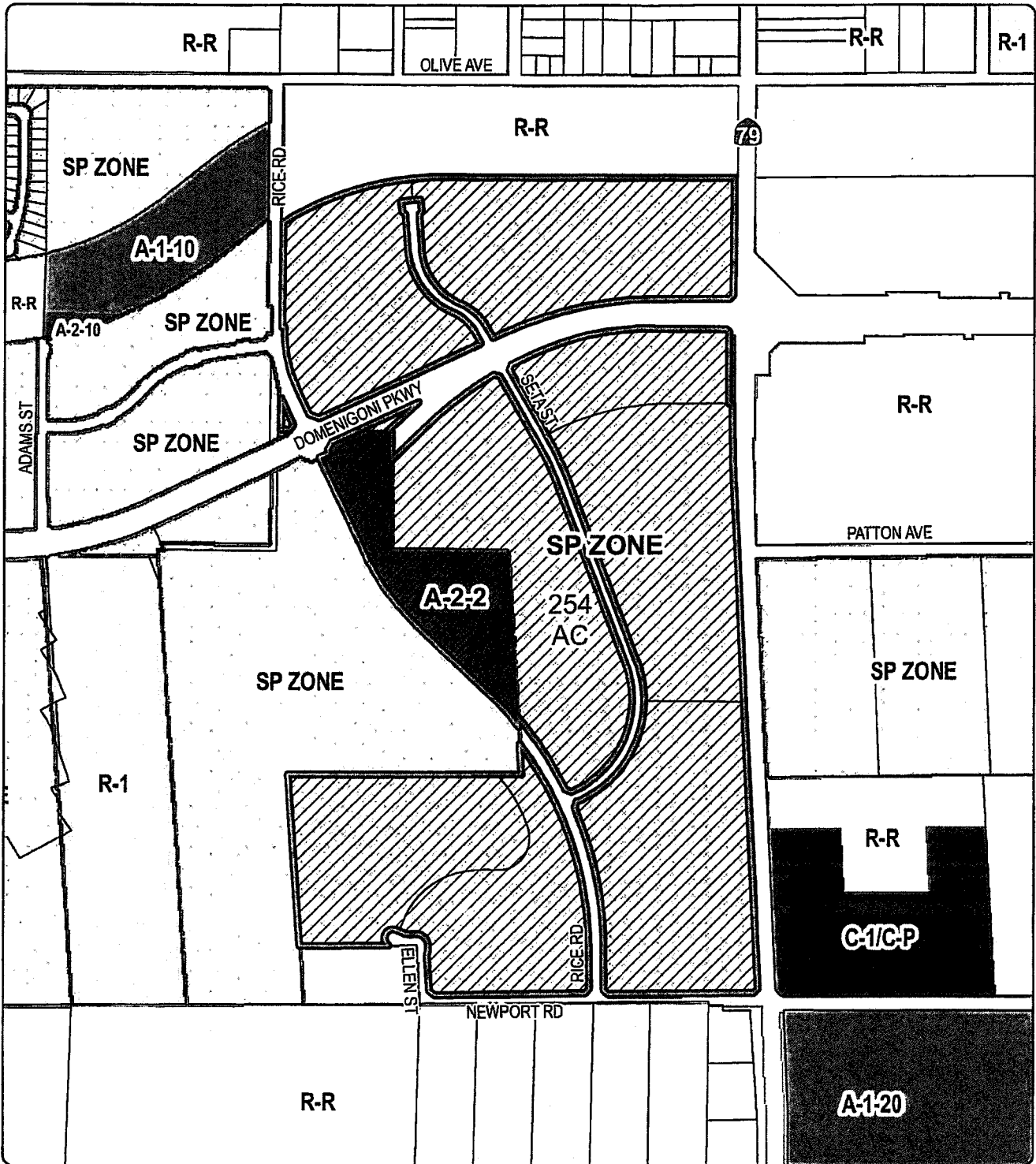
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01110 SP00288A2

EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 11/28/11
Exhibit 2



Zoning Area: Winchester
Township/Range: T5SR2W
Section: 33

Assessors Bk. Pg. 461-21 & 22
Thomas Bros. Pg. 869 F1
Edition 2009



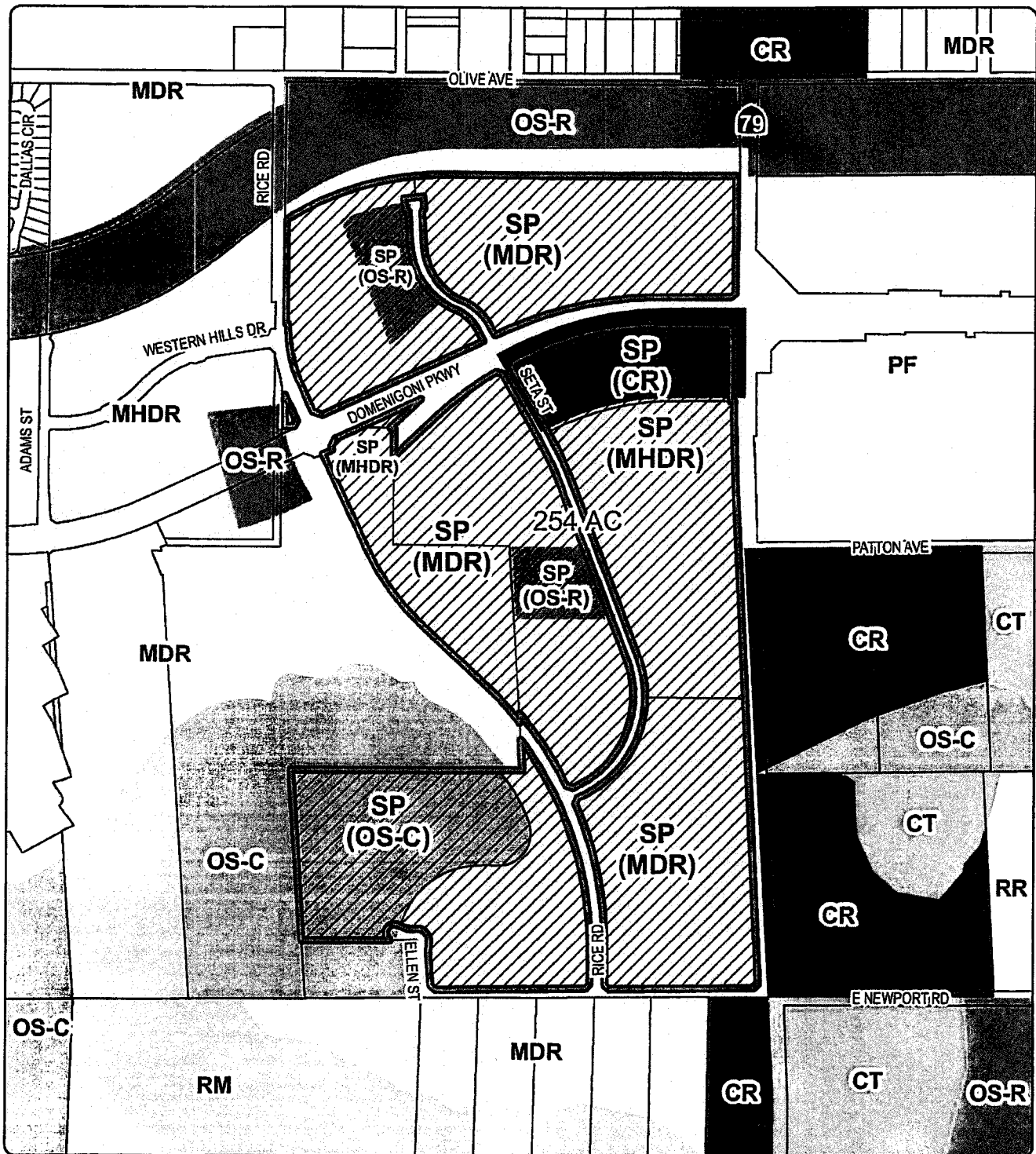
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01110 SP00288A2
PROPOSED GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 11/28/11
Exhibit 6



Zoning Area: Winchester
Township/Range: T5SR2W
Section: 33

Assessors Bk. Pg. 461-21 & 22
Thomas Bros. Pg. 869 F1
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) 965-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.ca.riverside.ca.us/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT

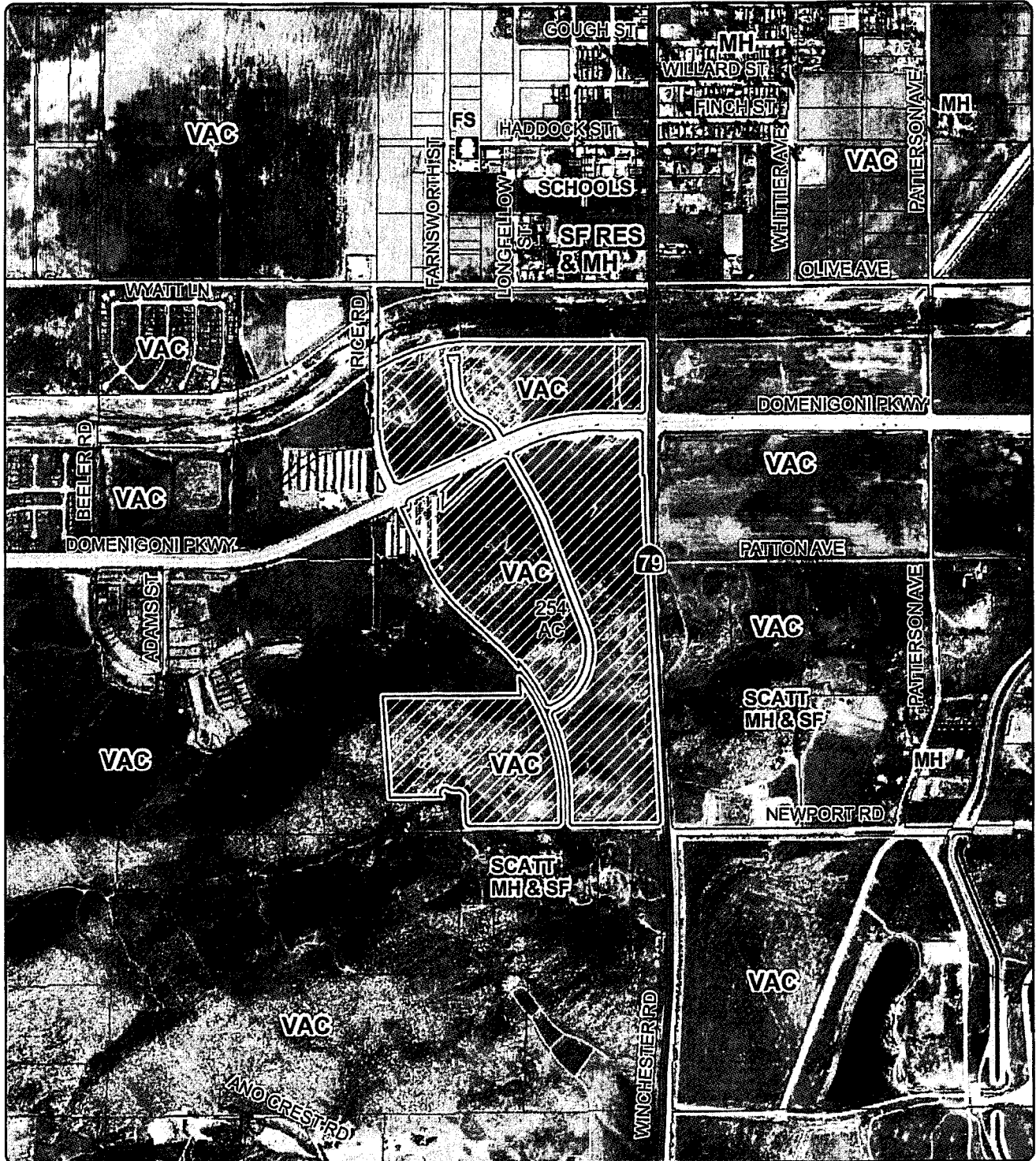
GPA01110 SP00288A2

Date Drawn: 11/28/11

Exhibit 1

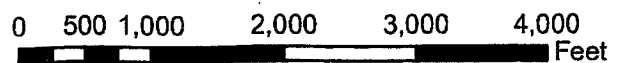
Supervisor Stone
District 3

LAND USE



Zoning Area: Winchester
Township/Range: T5SR2W
Section: 33

Assessors Bk. Pg. 461-21 & 22
Thomas Bros. Pg. 869 F1
Edition 2009

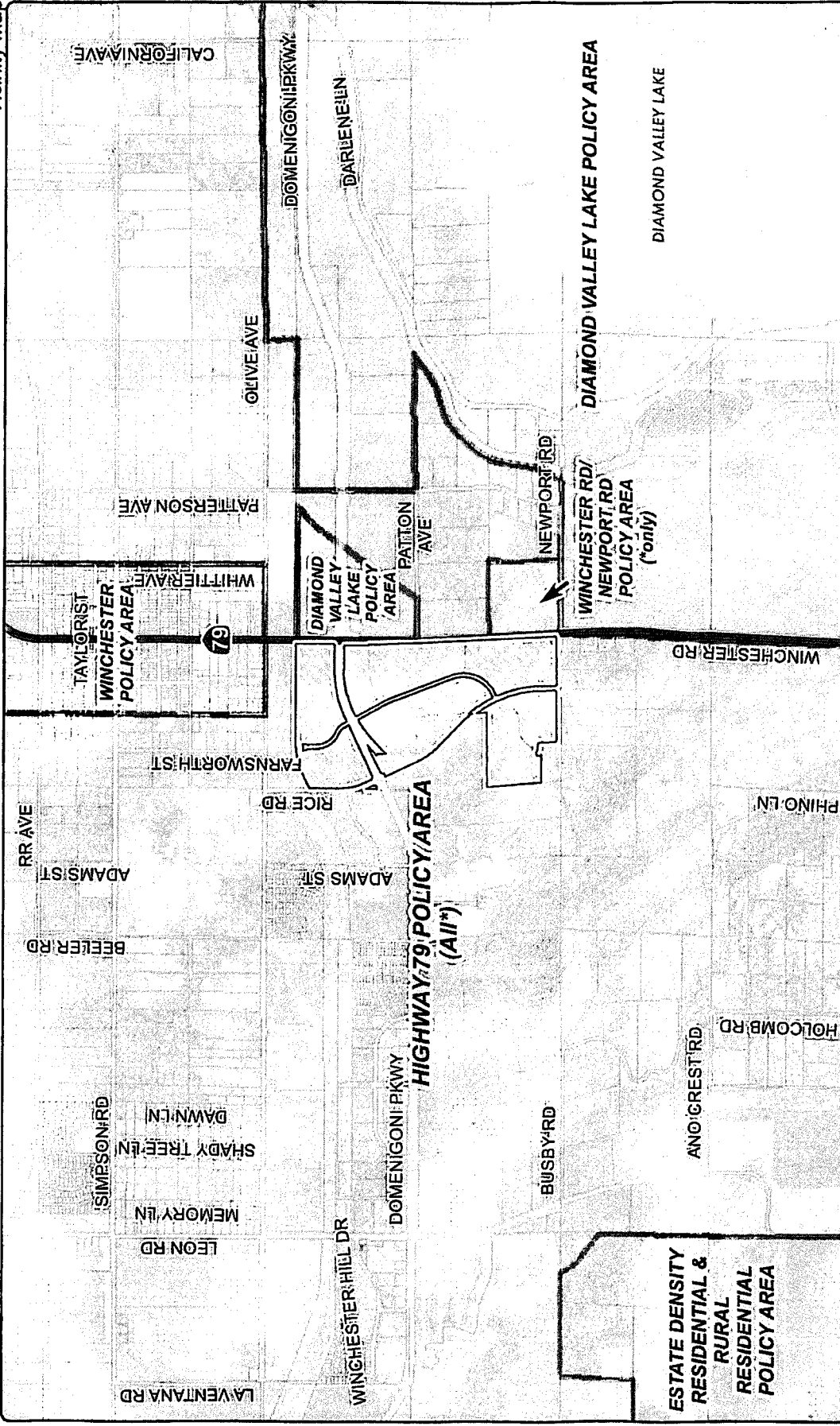


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 853-8277 (Eastern County) or website at <http://www.riverside.ca.gov/officeofplanning/>

**RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01110 SP00288A2
VICINITY/POLICY AREAS**

Supervisor Stone
District 3

Date Drawn: 11/28/11
Vicinity Map



**ESTATE DENSITY
RESIDENTIAL &
RURAL
RESIDENTIAL
POLICY AREA**

Zoning Area: Winchester
Township/Range: T5SR2W
Section: 33

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new urban design and land use guidelines for unincorporated areas. The new General Plan may contain different types of land use designations than the existing zoning. For further information, please contact the Riverside County Planning Department office, Riverside at (951) 955-3200 (Western County), or in India at (760) 863-8277 (Eastern County) or website at <http://www.ci.riverside.ca.us/planex.html>



Assessors Bk. Pg. 461-21 & 22
Thomas Bros. Pg. 869 F1
Edition 2009

Agenda Item No.:
Area Plan: Harvest Valley/ Winchester
Zoning Area: Winchester
Supervisorial District: Third
Project Planner: Matt Straite
Planning Commission: January 18, 2012

General Plan Amendment No. 1110
(Entitlement/Policy Amendment)
Applicant: Rancon Crossroads LLC
Engineer/Representative: AA Webb
Associates

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS TO THE BOARD OF SUPERVISORS

RECOMMENDATIONS:

The Planning Director recommended that the appropriate findings per the General Plan Administration Element can be made and the Planning Commission made the comments below. The Planning Director continues to recommend that the appropriate findings per the General Plan Administration Element can be made. For additional information regarding this case, see the attached Planning Department Staff Report(s).

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

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

Commissioner John Roth: None

Commissioner John Snell: None

Commissioner John Petty: Indicated the change was appropriate

Commissioner Jim Porrás: None

Commissioner Jan Zuppardo: None

Y:\Planning Case Files-Riverside office\GPA01110\GPIP\BOS\GPA01110 GPIP Directors Report.docx



**PLANNING COMMISSION
MINUTE ORDER JANUARY 18, 2012**

I. AGENDA ITEM 2:1

GENERAL PLAN AMENDMENT NO. 1110 - Applicant: Rancon Crossroads LLC - Engineer/Representative: AA Webb Associates - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/ Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre), Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio), Open Space Recreation (OS-R), and Open Space Conservation (OS-C) as reflected on the Land Use Plan of SP288- Southerly of Olive Road, westerly of Highway 79 (Winchester Road), and northerly Newport Road - 237 Gross Acres - Zoning: Specific Plan (SP288). (Legislative)

II. PROJECT DESCRIPTION:

The **General Plan Amendment** proposes to revise the boundary of Specific Plan No. 288 "Winchester Crossroads" by adding 15.08 gross acre parcel to the Specific Plan.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Matt Straite at (951) 955-8631 or e-mail mstraite@rctlma.org.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

The Planning Commission did not have any comments.

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.:
Area Plan: Harvest Valley/ Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Matt Straite
Planning Commission: January 18, 2012

General Plan Amendment No. 1110
(Entitlement/Policy Amendment)
Applicant: Rancon Crossroads LLC
Engineer/Representative: AA Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1110 proposes to revise the boundary of Specific Plan No. 288, the Winchester Crossroads Specific Plan by adding a 15.08 acre parcel located to the west of current Specific Plan (APN: 461-210-019) to the Plan. An Amendment to the Specific Plan is also in process to reflect the change. The 15.08 acre parcel was once part of a neighboring Specific Plan, the Winchester Hills Specific Plan No. 293. The Land Use reverted to Community Development: Medium Density Residential (CD:MDR) when it was removed from the Specific Plan in 2009. The 15.08 acres was removed from SP293 due to a realignment of Rice Road.

The Project proposes to revise the boundary of the Specific Plan and to amend the Riverside County General Plan Land Use Element for the 15.08 acre parcel being added to the Specific Plan from Community Development: Medium Density Residential (CD:MDR) Land Use Designation to Community Development: Medium High Density Residential (CD:MHDR) and Low Density Residential (CD:LDR) as reflected on the proposed Specific Plan Land Use Plan for Winchester Crossroads, SP288A2.

The proposed Amendment is located in the Harvest Valley/ Winchester Area Plan; more specifically, the project is located southerly of Olive Road, westerly of Highway 79 (Winchester Road), and northerly Newport Road.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

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

DM.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy Amendment GPA, under Section 2.5.

Refer to the attached Worksheets for General Plan Amendment Initiation Consideration Analysis.

Last, General Plan Amendment No. 1110, and the analysis in this report are specific to the 15.08 acres being added to the SP and the entirety of Specific Plan No. 288. Because the 15.08 acres will be adding acreage to an existing Specific Plan, the boundary of the Amendment includes the entire Specific Plan boundary. Thus, there are two aspects to this General Plan Amendment- the addition of the 15.08 acre parcel, and the modification of the Specific Plan Boundary to include the 15.08 acre parcel. All analysis will examine both aspects of the proposed change.

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 01110 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision;
 - (2) Any General Plan Principle; or,
 - (3) Any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

First Required Finding: The first finding per the General Plan Administrative element explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not conflict with:

(1) The Riverside County Vision.

In 2003 when the General Plan was adopted both the current and neighboring Specific Plans were already approved. The Vision for the area in 2003, and since the adoption of the General Plan, has always been medium density development, generally 2-5 dwelling units per acre.

The overall density of Specific Plan No. 288 is currently within the 2-5 dwelling unit range. A Specific Plan Amendment (SPA) has been filled that is proposing to increase the density of the plan; however, the overall density of the proposed Specific Plan revision is still within the medium density range. Therefore, the proposed General Plan designation of the 15.08 acre property is consistent with the proposed vision for the area, at least in terms of density.

However, the General Plan Vision is more than just density, it also addresses the land use concept. The General Plan explains-

"The Land Use Plan reflects a significant shift from the existing rural character to a more urban/suburban/rural mix focused around unique cores. The impetus for this shift is the Diamond Valley Lake and the recreational opportunities it presents. In addition, the transit opportunities presented by the rail line, State Route 74, and State Route 79 create natural crossroads to expand upon.

And,

"Winchester is ideally situated to become the "gateway to the Diamond Valley" and accommodate significant intensification of land usage."

The proposed Amendment will be adding to Specific Plan No. 288 that will implement this Vision by adding retail and higher density housing opportunities near the important intersection of Domenigoni Parkway and Highway 79. The additional 15.08 acres will essentially retain the same density it was allocated by the 2003 General Plan.

(2) Any General Plan Principle.

Both SP288 and SP293 were approved and factored into the General Plan in 2003. Because the 15.08 acre parcel was part of one Specific Plan and is now being added to another, the

proposed 15.08 acre addition and the revision to the boundary of SP288 are both consistent with the General Plan Principles. The Project is within the Highway 79 Policy Area, and will remain consistent with the provisions of the policy.

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

Both SP288 and SP293 were approved and factored into the General Plan in 2003. They were both given the Community Development foundation designation. The proposed revisions will remain consistent with the tenants of the foundation.

Second Required Finding: The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

As previously noted, both the addition of the 15.08 acre parcel and the revision to the boundary of SP288 contribute to the implementation of the General Plan, as they implement the vision of the area. The Specific Plan will create housing and retail opportunities consistent with the envisioned density of the area; it will place such housing along key corridors; and the Project will bring intensification of land usage (over the existing condition but consistent with the General Plan Designations) near the Diamond Valley Lake gateway, as prescribed in the General Plan.

Third Required Finding: In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is:

-Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

The two neighboring Specific Plans were once separated by Rice Road. As part of the General Plan approval, Rice Road was realigned. The realignment of Rice Road changed the street patterns in each Specific Plan. In order to adjust the Plans to the new alignment, the 15.08 acres was removed from Specific Plan No. 293 and is now proposed to be added to Specific Plan No. 288.

Further, the realignment of Rice Road created a fragmented land use pattern. In an attempt to adjust both Specific Plans, it was determined that the proper way to address the new alignment was to reorganize the Specific Plans to split along the alignment of Rice Road.

Therefore, the new circumstance that emerged was the determination that the Specific Plan boundaries should be adjusted, rather than redesigning the Land Use Plans for each plan.

SUMMARY OF FINDINGS:

1. General Plan Land Use (Ex. #5): Community Development: Medium Density Residential (MDR); Medium High Density Residential (MHDR); Commercial (C); Open Space-

	Conservation (OS-C); and Open Space- Recreation (OS-R) ¹ as reflected by the Land Use Plan for Specific Plan No. 288.
2. Proposed General Plan Land Use:	Community Development: Low Density Residential (LDR); Medium High Density Residential (MHDR); High Density Residential (HDR); Very High Density Residential (VHDR); Commercial Retail (CR); Open Space- Conservation (OS-C); and Open Space- Recreation (OS-R) ² as reflected by the Land Use Plan for Specific Plan No. 288.
3. Existing Zoning (Ex. #2):	Specific Plan and Heavy Agriculture- Two Acre Minimum (A-2-2)
4. Surrounding Zoning (Ex. #2):	Specific Plan
5. Existing Land Use (Ex. #1):	Vacant/ Farming
6. Surrounding Land Use (Ex. #1):	Vacant/ Farming
7. Project Data:	Total Acreage: 252

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 01110. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. An Alquist-Priolo earthquake fault zone;
 - c. An Airport Influence area;
 - d. A high fire area; or,
 - e. A redevelopment area.
3. The project site is located within:
 - a. The boundaries of the Hemet Unified School District;
 - b. A dam inundation area;
 - c. The Highway 79 Policy Area;
 - d. A 100-year flood plain;
 - e. Valley-Wide Recreation & Park District;
 - f. A low potential liquefaction area;
 - g. Salt Creek Channel/Winchester/North Hemet Area Drainage Plan; and

¹ Open Space Designations within the Specific Plan are Community Development foundation designations.

h. San Jacinto Valley and Santa Margarita Watersheds.

4. The subject site is currently designated as Assessor's Parcel Number 461-210-019, 461-220-003, 461-220-004, 461-220-005, 461-220-006, 461-220-007, 461-220-010, 461-220-011, and 461-220-013.

MS

Y:\Planning Case Files-Riverside office\GPA01110\GPIP\GPA01110 GPIP Staff Report.doc

Date Prepared: 11/23/11

Date Revised: 11/23/11



ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA No. 1110 Supervisorial District: Third Existing Zoning: SP and A-2-2

Area Plan: Winchester/ Harvest Valley
Acreage: 254 Acres

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development (CD)

Existing General Plan Land Use Designation: Community Development: Medium Density Residential (MDR); Medium High Density Residential (MHDR); Commercial (C); Open Space- Conservation (OS-C); and Open Space- Recreation (OS-R)¹ as reflected by the Land Use Plan for Specific Plan No. 288.

Existing Policy Area(s) or Overlay(s): Highway 79

Existing Map(s) of Issue (cite GP figure # and page #): N/A

Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

PROPOSED GENERAL PLAN CHANGES (For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Community Development (CD)

Proposed General Plan Land Use Designation: For the 15.08 acre parcel being added to SP288- Community Development: Medium High Density Residential (CD:MHDR) and Low Density Residential (CD:LDR) as reflected on the proposed Specific Plan Land Use Plan for Winchester Crossroads, SP288A2.

Proposed Change to Policy Area or Overlay: N/A

¹ Open Space Designations within the Specific Plan are Community Development foundation designations.

Proposed Change to Map (cite GP map name): _____ N/A

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): _____ N/A

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	It once was, but Resolution 2005-081 canceled it
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)		X	
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within ½ Mile		X	
Liquefaction Potential; Subsidence	X		Moderate
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues		X	
Water / Sewer Issues		X	Proposing Sewer connection to service less than 1 mile away

City Sphere of Influence		X
Proposed Annexation/ Incorporation Area		X
Other Issues* (see below)		X

ENTITLEMENT/POLICY FINDINGS

(Check all that apply)

Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?*

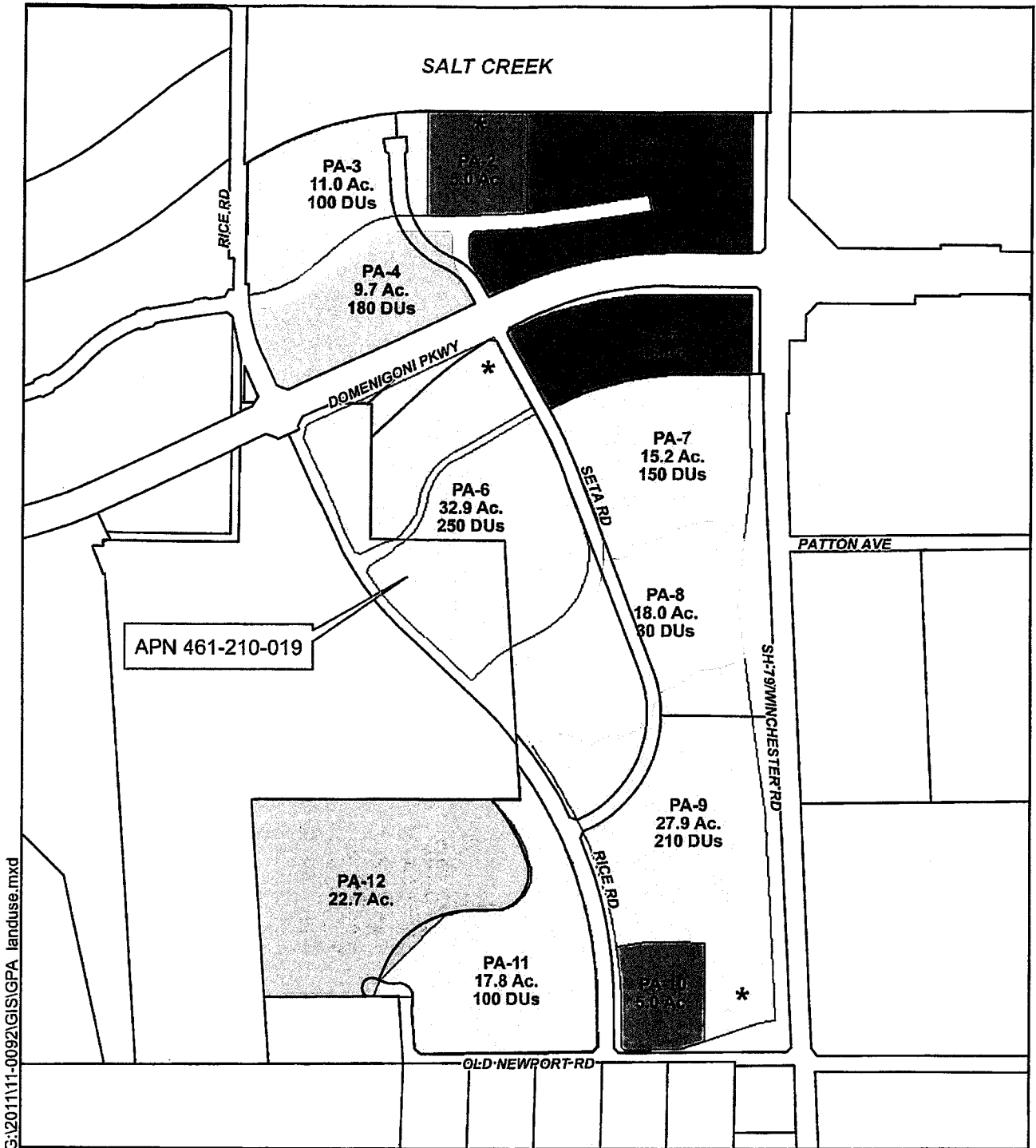
Finding	Yes	No	Comment
<p>The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.</p>	X		<p>In 2003 when the General Plan was adopted both the current and neighboring Specific Plans were already approved. The Vision for the area in 2003, and since the adoption of the General Plan, has always been medium density development, generally 2-5 dwelling units per acre.</p> <p>The overall density of Specific Plan No. 288 is currently within the 2-5 dwelling unit range. A Specific Plan Amendment (SPA) has been filed that is proposing to increase the density of the plan; however, the overall density of the proposed Specific Plan revision is still within the medium density range. Therefore, the proposed General Plan designation of the 15.08 acre property is consistent with the proposed vision for the area, at least in terms of density.</p>
<p>The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.</p>	X		<p>As previously noted, both the addition of the 15.08 acre parcel and the revision to the boundary of SP288 contribute to the implementation of the General Plan, as they implement the vision of the area. The Specific Plan will create housing and retail opportunities consistent with the envisioned density of the area; it will place such housing along key corridors; and the Project will bring intensification of land usage (over the existing condition but consistent with the General Plan Designations) near the Diamond Valley Lake gateway, as prescribed in the General Plan.</p>
<p>Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.</p>	X		<p>The new circumstance that emerged was the determination that the Specific Plan boundaries should be adjusted, rather than redesigning the Land Use Plans for each plan.</p>
<p>A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.</p>		X	

An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.		X	
An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.		X	
An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.		X	

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

STAFF COMMENTS:

Department	Comments
Planning	None at this time
Transportation	None at this time
EPD	None at this time
Fire	None at this time
Flood	None at this time
Building and Safety	None at this time
Geologist	None at this time

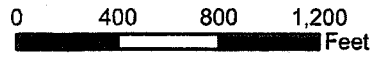


G:\2011\11-0092\GIS\GPA_landuse.mxd

Source: Riverside County GIS, 2011

LEGEND

- | | |
|---------------------------------|-------------------------------|
| Parcels | Very High Density Residential |
| Land Use Plan | Commercial |
| Low Density Residential | Open Space Recreation |
| Medium High Density Residential | Open Space Conservation |
| High Density Residential | * Basin Locations |



Proposed Land Use Plan



This map is a computer-generated map. It is not intended to be used as a legal document.



Fac. Track #2011-13



Carolyn Syms Luna
Director

**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

Set ID# CC006316

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

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01110 DATE SUBMITTED: 10-31-11

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Rancon Crossroads, LLC E-Mail: figo@rancongroup.com

Mailing Address: 41391 Kalmia St. Ste. 200
Murrieta, CA 92562
City State ZIP

Daytime Phone No: (951) 696-0600 Fax No: (951) 834-9501

Engineer/Representative's Name: A.A. Webb Associates-Bruce Davis E-Mail: bruce.davis@webbassociates.com

Mailing Address: 3788 Mc Cray Street
Riverside, CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Rancon Crossroads, LLC E-Mail: figo@rancongroup.com

Mailing Address: 41391 Kalmia St. Ste. 200
Murrieta, CA 92562
City State ZIP

Daytime Phone No: (951) 696-0600 Fax No: (951) 834-9501

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

EA 42485 / CFG 05856

JAR 01316

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

RANCON CROSSROADS LLC
PRINTED NAME OF APPLICANT
[Signature]
SIGNATURE OF APPLICANT
Daniel L. Stephenson

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

RANCON CROSSROADS LLC
PRINTED NAME OF PROPERTY OWNER(S)
[Signature]
SIGNATURE OF PROPERTY OWNER(S)
Daniel L. Stephenson

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-210-019

Section: 33 Township: 5 South Range: 2 West

Approximate Gross Acreage: Approximately 237 gross and Approximately 213 Net

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Newport Road, South of Olive Avenue, East of Rice Road, West of Winchester Road.

Thomas Brothers map, edition year, page number, and coordinates: 2008- 869(E1,F1,E2,F2) 839 (E7,F7)

Existing Zoning Classification(s): SP/ A-2-2

Existing Land Use Designation(s): MDR, MHDR

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

Amend the General Plan in accordance with land use change proposed in SPA # 288 A2 which will be proposing the Specific Plan

Related cases filed in conjunction with this request:

SPA #288 A2 East Tract # 2011-13

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

Case Nos. SP Winchester 293, CZ 5947, 6013, 7461

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): 380

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
	Yes	No
Electric Company	Edison	<input type="checkbox"/> <input checked="" type="checkbox"/>
Gas Company	Southern CA Gas Co	<input type="checkbox"/> <input checked="" type="checkbox"/>
Telephone Company	Verizon	<input type="checkbox"/> <input checked="" type="checkbox"/>
Water Company/District	Eastern Municipal Water	<input checked="" type="checkbox"/> <input type="checkbox"/>
Sewer District	Eastern Municipal Water	<input type="checkbox"/> <input checked="" type="checkbox"/>

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 1000 feet



Fast Track Authorization

Case No.: _____

FTA No. 2011-13

SUPERVISOR Jeff Stone

SUPERVISORIAL DISTRICT: 3

Company/Developer: Regent Properties Contact: Daniel Gryczman

Address: 11990 San Vicente Blvd., Suite 200, Los Angeles, CA 90049

Phone: (310) 806-9822 Fax: _____ Email: dgryczman@regentproperties.com

Architectural Firm: The Planning Center Contact: Randal Jackson

Address: 1580 Metro Drive, Costa Mesa, CA 92626

Phone: (714) 966-9220 Fax: (714) 966-9221 Email: rjackson@planningcenter.com

Engineering Firm: A.A. Webb & Associates Contact: Bruce Davis

Address: 3788 McCray St., Riverside, CA 92506

Phone: (951) 248-4235 Fax: (951) 788-1258 Email: bruce.davis@webbassociates.com

Land Use Application(s): General Plan Amendment Conditional Use Permit Change of Zone

Plot Plan Parcel Map Other SPA; EIR amendment

Site Information:

Assessor's Parcel Number(s) 461-220-010; 461-220-011

Cross Streets/Address Domenigoni Parkway/Winchester Road Site Acreage 50

Land Use Designation MDR; PS-R Zoning Winchester SP #288

Redevelopment Project Area/Sub-Area: N/A

Unincorporated Community _____

Project Information (Estimate Amounts):

Eligibility Criteria Full Time Jobs Capital Investment Annual Taxable Sales Board of Supervisors Child Care
 Workforce Housing Other _____

Permanent Full-Time Jobs 497 Wages per Hour \$10-20 Construction Jobs 279

Capital Investment \$115,000,000 Taxable Sales \$45,360,000 Bldg Size: 171,000

Project Type Commercial Industrial Office Residential Other _____

Industrial Classification N/A Other _____

Commercial Classification Community Shopping Center Other _____

Project Description:

Project will include SPA to allow for both commercial and residential development of the approved Crossroads in Winchester Specific plan #288. The project proposes 171,000 square feet of grocery store anchored retail development.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible in accordance with Board Fast Track Policy A 32. *This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Lisa Brandl 10/19/11
Lisa Brandl, Managing Director of EDA Date

Robert Moran 10/19/11
Robert Moran, EDA Development Manager Date

10/19/11

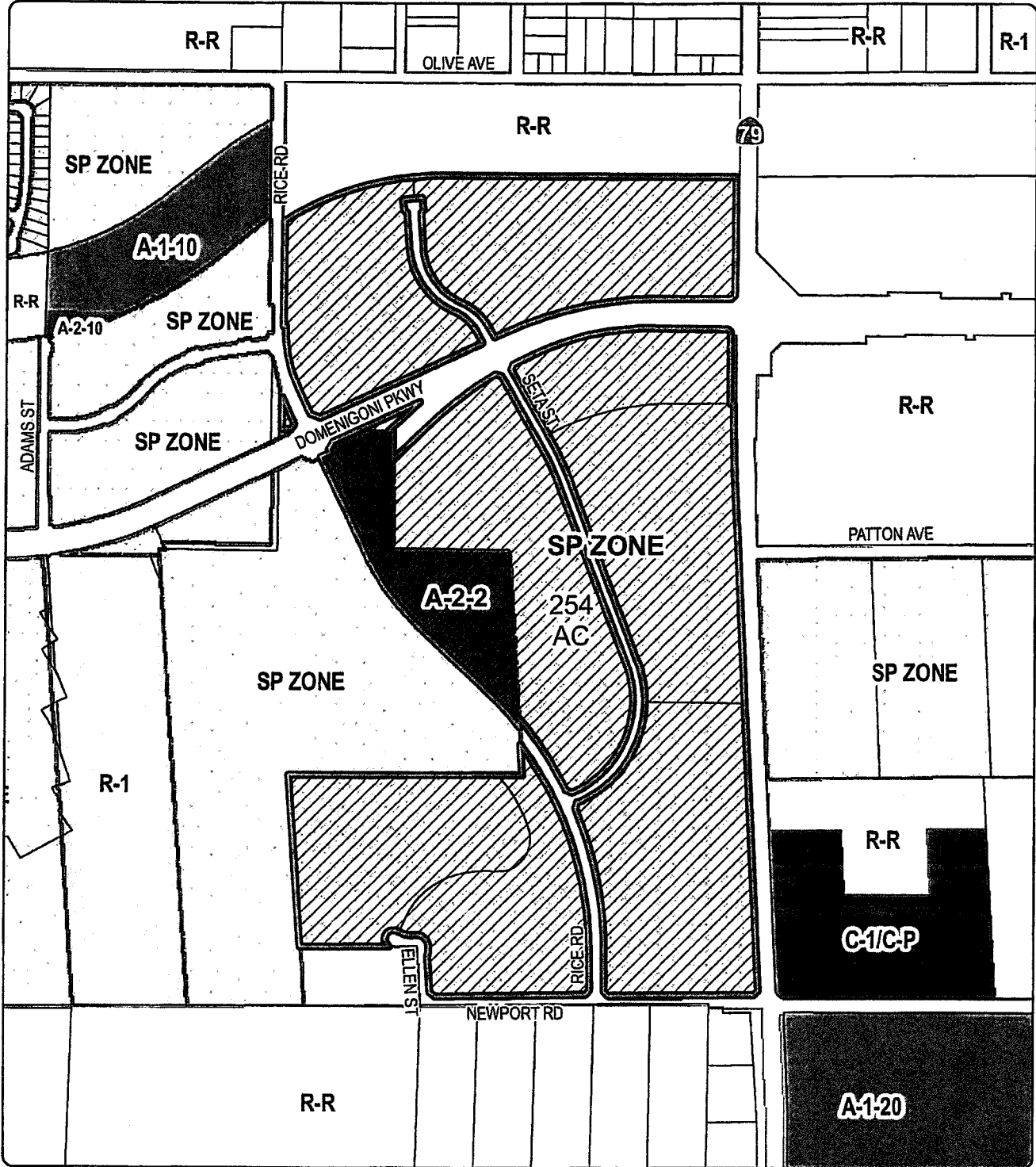
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01110 SP00288A2

EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 11/28/11
Exhibit 2



Zoning Area: Winchester
Township/Range: T5SR2W
Section: 33

Assessors Bk. Pg. 461-21 & 22
Thomas Bros. Pg. 869 F1
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.fhwa.co.riverside.ca.us/index.html>

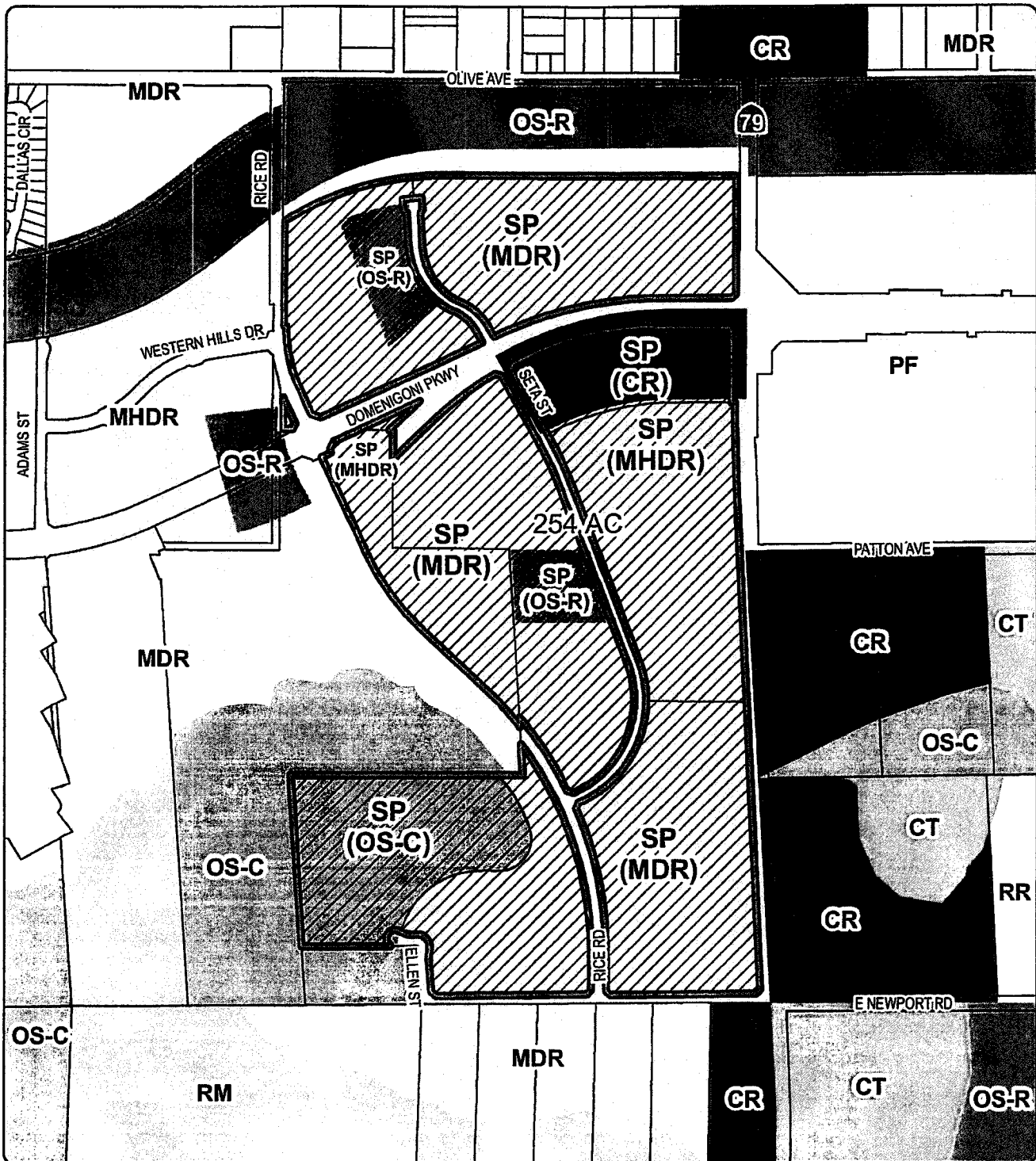


RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01110 SP00288A2
PROPOSED GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 11/28/11
Exhibit 6



Zoning Area: Winchester
Township/Range: T5SR2W
Section: 33

Assessors Bk. Pg. 461-21 & 22
Thomas Bros. Pg. 869 F1
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.ltrm.ca.riverside.ca.us/ndex.html>

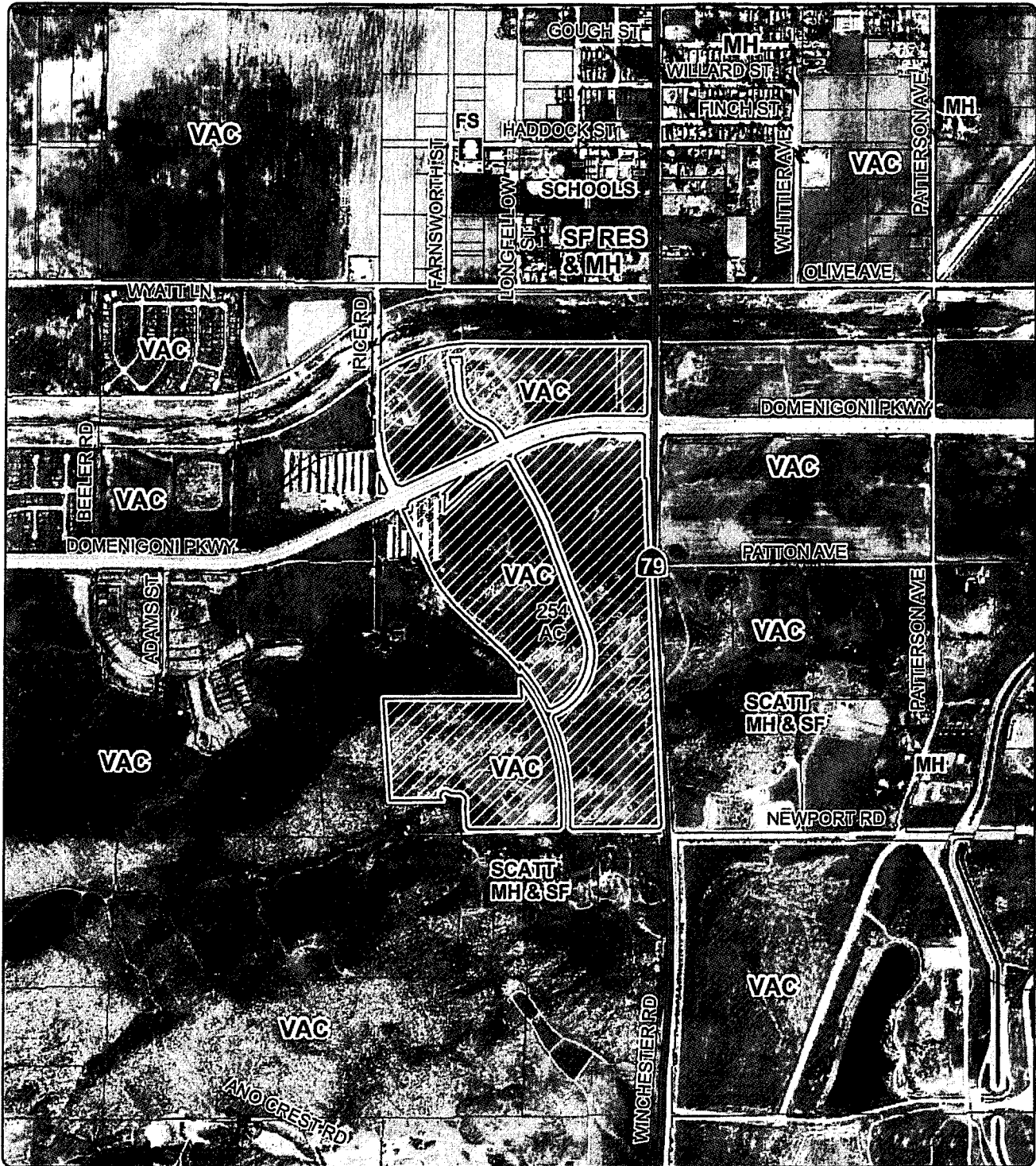
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01110 SP00288A2

LAND USE

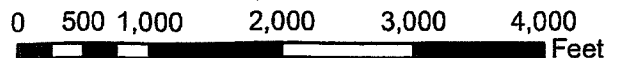
Supervisor Stone
District 3

Date Drawn: 11/28/11
Exhibit 1



Zoning Area: Winchester
Township/Range: T5SR2W
Section: 33

Assessors Bk. Pg. 461-21 & 22
Thomas Bros. Pg. 869 F1
Edition 2009

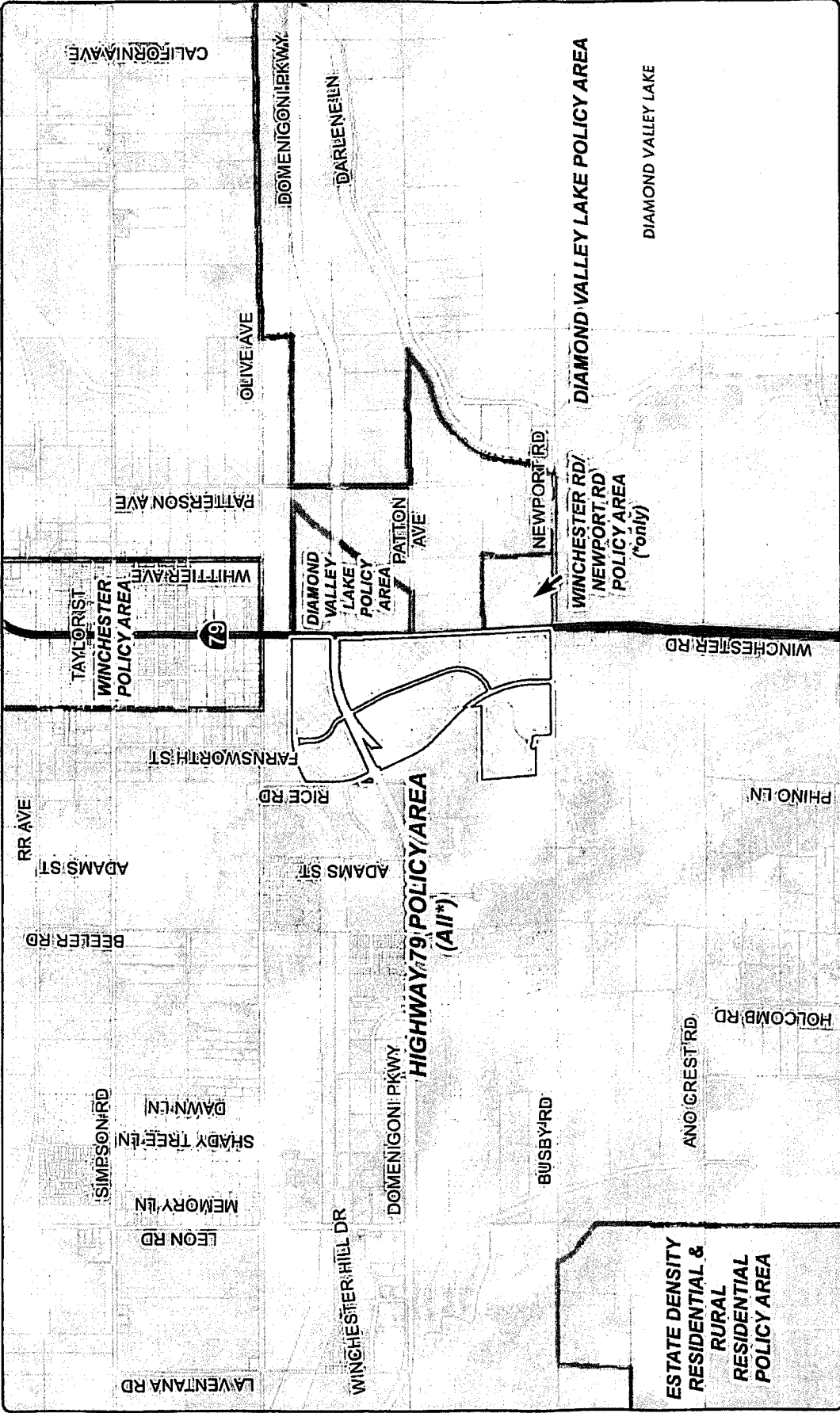


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-5200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.riverside.ca.gov/plan2.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01110 SP00288A2
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 1/28/11
 Vicinity Map



Zoning Area: Winchester
 Township/Range: T5SR2W
 Section: 33

Assessors Bk. Pg. 461-21 & 22
 Thomas Bros. Pg. 869 F1
 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.planning.riverside.ca.us/mfpx.html>

