

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



ITEM
15.1
(ID # 3351)

MEETING DATE:

Tuesday, January 24, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1170 (Foundation and Entitlement/Policy) – APPLICANT: Kojima Development Company – ENGINEER/REPRESENTATIVE: Adkan Engineering – Fifth Supervisorial District – The Pass Area Plan – Pass and Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – LOCATION: North of Poppet Flats Road and Old Banning Idyllwild Road, east of Mount Edna Road, and west of Highway 243 – PROJECT SIZE: 630 gross acres – REQUEST: Adopt an order initiating the proceedings for General Plan Amendment No. 1170 that proposes to amend a portion of the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend its Land Use Designation from Rural Mountainous (RM) to Estate Density Residential (EDR), on three parcels, totaling 630 gross acres.

RECOMMENDED MOTION: The Planning Commission, General Plan Advisory Committee, and Staff recommend that the Board of Supervisors:

1. **Adopt** an order initiating proceedings for **General Plan Amendment No. 1170**, based on information provided by the applicant and comments received from the Planning Commission and General Plan Advisory Committee.

ACTION: Policy

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Deposit Based Funds 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended to adopt an order initiating the proceedings to allow further review.

Ayes: Jeffries, Washington and Ashley
Nays: None
Absent: Tavaglione
Date: January 24, 2017
xc: Planning, Applicant

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

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

BACKGROUND:

Project Scope

General Plan Amendment No. 1170 is a General Plan Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend its Land Use Designation from Rural Mountainous (RM) (10 acre minimum) to Estate Density Residential (EDR) (2 acre minimum), on three parcels, totaling 630 gross acres. The project site is located north of Poppet Flats Road and Old Banning Idyllwild Road, east of Mount Edna Road, west of Highway 243, and is within The Pass Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

This Foundation Component General Plan Amendment request was previously submitted under the 2008 General Plan Review Cycle (GPA No. 996) and was initiated to proceed forward by the Board of Supervisors in December 2008; however, the final adoption process was not completed. As a result, this proposed General Plan Foundation Component Amendment is again subject to the initiation process. Although not under consideration at this stage, this project includes an accompanying Tentative Tract Map (TR36410), to subdivide the property into 154 residential lots, ranging in gross areas from 20,000 to 80,000 square-feet.

General Plan Initiation Process

Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the General Plan Initiation Process (GPIP) process. The GPIP process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The GPIP process provides an opportunity for the applicant to hear comments related to his or her proposed project before embarking on the land use and environmental review process. At this time, the Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation Component General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

Justification for Foundation Component Amendment

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

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element and Article II, Section 2.5 of Ordinance No. 348, related to General Plan Regular Foundation Component Amendments, specific findings are required to approve a Foundation Component Amendment. These include findings that new conditions or circumstances exist that justify modifying the General Plan, that the modification does not conflict with the overall County Vision and that the modification would not create an internal inconsistency among the other General Plan Elements. The application for Foundation Component Amendments requires the applicant to provide information describing a new condition or circumstance that justifies modifying the General Plan. Such information has been provided by the applicant and is included with this report package.

Planning Commission

This application was considered by the Planning Commission during a public meeting on November 16, 2016, Agenda Item 2.1, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, there was little discussion regarding this project as this proposed Foundation Component General Plan Amendment had previously been initiated during the 2008 Foundation cycle. Staff discussed the accompanying Tentative Tract Map application and clarified the extent of the proposed land use change. The site includes three parcels totaling 630 gross acres; however, only 246 gross acres are proposed for a Foundation Component change from Rural to Rural Community. The other 384 gross acres will remain in the existing designation of Rural: Rural Mountainous and will not be developed. The site is located within a high fire area. The applicant stated that they were aware of this constraint and that they have been working the County Fire Department on the Tract Map design, access, and other necessary fire mitigation requirements. Planning Commission felt that this was an appropriate Foundation Component change, but cautioned the applicant to secure fire protection services and take into account the high fire area when designing the site.

General Plan Advisory Committee

This application was considered by the General Plan Advisory Committee during a public meeting on September 8, 2016, Agenda Item 3.1 and was recommended for initiation to the Planning Commission by a majority of the GPAC members, with six votes of no.

During the GPAC meeting, the members discussed the appropriateness of the proposed change. Some members felt that due to the lack of infrastructure and services, as well as the site's relative isolation from other developments, the property should remain under the existing Foundation Component. There was also a concern about fire safety as the site is located within a very high potential fire area. Conversely, some GPAC members felt that residential development of the area would be appropriate, as the area in general could utilize new housing. The GPAC members were somewhat split on supporting the Foundation Component change expressing the concerns stated above; however, a majority recommended it for initiation.

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STATE OF CALIFORNIA**

Impact on Citizens and Businesses

None at this time. Should the Board of Supervisors initiate this General Plan Foundation Component Amendment application, an appropriate level of land use review and environmental analysis will be conducted in conjunction with the amendment and with any implementing project.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

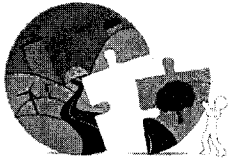
ATTACHMENTS:

- A. **Board of Supervisors Report Package**
- B. **Planning Commission Report Package**
- C. **General Plan Advisory Committee Report Package**

BOS

Report Package

Meeting Date: Tuesday, January 24, 2017



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 16, 2016**

I. AGENDA ITEM 2.1

GENERAL PLAN AMENDMENT NO. 1170 (FOUNDATION AND ENTITLEMENT/POLICY) –

APPLICANT: Kojima Development Company – ENGINEER/REPRESENTATIVE: Adkan Engineering – Fifth Supervisorial District – The Pass Area Plan – Pass and Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – LOCATION: North of Poppet Flats and Old Banning Idyllwild Road, south of Highway 243, east of Mount Etna Road, and west of Highway 243 – PROJECT SIZE: 630 gross acres.

II. PROJECT DESCRIPTION:

Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend its Land Use Designation from Rural Mountainous (RM) to Estate Density Residential (RC-EDR) on three parcels, totaling 630 gross acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org.

Bryan Ingersoll, Applicant's Representative, spoke in favor of the proposal. No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

RECOMMEND INITIATION

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.

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



November 14, 2016

Planning Commission
County of Riverside
4080 Lemon St
Riverside CA 92501

RE: Items 2.1 – 2.8, General Plan Initiation Proceedings, November 16, 2016

Dear Chair and Members of the Commission

Endangered Habitats League (EHL) appreciates the opportunity to submit written testimony on the General Plan Initiation Proceedings. We served on the General Plan Advisory Committee (GPAC) but, in some cases, EHL positions have been refined since the GPAC votes.

Proposals before you that do not have compelling planning merit and that do not reflect significant changes in circumstances should not move forward to full environmental review. The burden of proof is upon the applicant and/or Planning Department to affirmatively establish such facts.

General comments

EHL is concerned that the Planning Department has not provided 1) basic information as to whether more intensive uses are justified or 2) guidelines to determine whether the proposals – individually or collectively – move the County in the right direction.

Basic and necessary information includes the *housing capacity* present but unbuilt in the County and Cities' General Plans. Prior information indicates that there is a huge *overcapacity* of housing that argues against all but the most strategic increases. Other missing information includes the cumulative traffic implications of the proposed General Plan amendments. We urge you to request such information before considering these proposals.

Factors in assessing proposals should include whether the jobs-housing balance is improved or worsened, whether the greater intensity of use will be served by transit now or realistically in the future, whether vehicles miles traveled would be below current averages and put greenhouse gas (GHG) emissions on a lowered trajectory, whether the new development will be subject to high fire hazard, and whether it conflicts with the MSHCP. We hope that the Planning Department will offer its professional guidance. If

not, the Commission should independently formulate a series of *guiding principles* for GPA initiation. A piecemeal approach is not adequate.

EHL's recommendations are based upon compelling planning rationale, jobs-housing balance, transit availability, vehicle miles traveled and GHG emissions, the folly of putting more and more homes in the path of wildfire, and biological considerations. In some cases, we have identified missing information needed for justification or suggested modifications. We hope that this Commission will take a hard look at the County's future and chart a more sustainable path for the County's present and future citizens than simply perpetuating current trends.

Also, we are disappointed in the staff reports for these items. There is only a brief staff recommendation and complete deferral to applicants for justification in terms of the requisite General Plan findings. In contrast, during the last GPA cycle, staff provided its own independent and reasoned analyses, and its recommendations were grounded in facts and discussion. This was far more valuable.

Specific comments

2.1 GENERAL PLAN AMENDMENT NO. 1170 (Foundation and Entitlement/Policy) – The Pass Area Plan – Pass and Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend its Land Use Designation from Rural Mountainous (RM) to Estate Density Residential (RC-EDR) on three parcels, totaling 630 gross acres

Oppose initiation

This proposal to change from Rural Mountainous to Estate Residential over 630 acres is not only wholly without merit but *egregiously* bad planning. A remote location lacking infrastructure and services, with high fire hazard, and with no demonstrable need for additional housing capacity should stay Rural. There is no excuse for such wasteful use of wildlife habitat; initiation would effectively mean, "anything goes."

2.2 GENERAL PLAN AMENDMENT NO. 1171 (Foundation and Entitlement/Policy) – San Jacinto Valley Area Plan – Hemet-San Jacinto Zoning District – ZONE: A-2- 10 (Heavy Agriculture) – POLICY AREA: San Jacinto River Policy Area – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Open Space-Conservation (OS-C) to Agriculture (AG) on two parcels, totaling 202 gross acres

Support initiation

This is an appropriate site for green waste composting assuming the pollution issues into the San Jacinto River can be addressed.

2.3 GENERAL PLAN AMENDMENT NO. 1178 (Foundation and Entitlement/Policy) – Eastern Coachella Valley Area Plan – Lower Coachella Valley Zoning District – ZONE: Controlled Development Areas (W-2) – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Medium Density Residential (MDR) on one parcel, totaling 40 gross acres

Oppose initiation

This proposed conversion of Rural land to CD Medium Density is simply *ad hoc* sprawl. There is no reason to add to existing scattered subdivision in an area which is distant from major urban and employment centers and bereft of any community orientation.

2.4 GENERAL PLAN AMENDMENT NO. 1182 (Foundation and Entitlement/Policy) – Lakeview/Nuevo and Reche Canyon/Badlands Area Plans – Perris Reservoir Zoning District – ZONE: Natural Assets (N-A-640), Residential Agriculture (R-A-5), and Controlled Development Areas (W-2) – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD) and Open Space (OS) and amend its Land Use Designation from Rural Residential (RR) and Conservation (C) to Commercial Retail (CR) and Conservation (C) on three parcels, totaling 83.74 gross acres

More information needed

Rural and Open Space should not be converted into CD Commercial unless there is an objective documentation that additional commercial is needed in the area.

2.5 GENERAL PLAN AMENDMENT NO. 1183 (Foundation and Entitlement/Policy) – District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area – ZONE: Residential – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Low Density Residential (LDR) to Medium Density Residential (MDR) on two parcels, totaling 18.39 gross acres

Support initiation

With this amendment, Rural Community would be intensified with a more efficient use of land, CD Medium Density Residential. Such “infill” is a reasonable strategy for directing growth to areas of existing urbanization, infrastructure, and services.

2.6 GENERAL PLAN AMENDMENT NO. 1190 (Foundation and Entitlement/Policy) – The Pass Area Plan – Cherry Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cherry Valley – REQUEST:

Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR) on one parcel, totaling 25 gross acres

Support initiation

Conversion of Rural Community to CD Medium Density would provide for a mobile home park, which is an important residential segment.

2.7 GENERAL PLAN AMENDMENT NO. 1199 (Foundation and Entitlement/Policy) – Western Coachella Valley Area Plan – Pass & Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to amend its Land Use Designation from Rural (RUR) to Medium Density Residential (MDR) on four parcels, totaling 94.14 gross acres

Oppose initiation

This proposal to convert Open Space-Rural, the County's lowest density designation, to CD Medium Density would create an isolated "finger" of development intruding into intact natural lands. There is no demonstrable need for additional housing capacity. Furthermore, there is potential conflict with the Coachella Valley MSCP.

2.8 GENERAL PLAN AMENDMENT NO. 1201 (Foundation and Entitlement/Policy) – Western Coachella Valley Area Plan – Pass and Desert Zoning District – ZONE: Controlled Development Areas (W-2) – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Light Industrial (LI) on three parcels, totaling 29.51 gross acres

More information needed

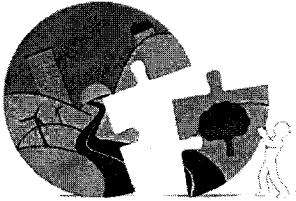
Rural land should not be converted into CD Light Industrial unless there is an objective documentation that sites for such uses are lacking in the area.

Thank you for considering our views.

Yours truly,



Dan Silver
Executive Director



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

Susan Beeson
Santa Ana Regional Water Quality Control Board
3737 Main Street, Suite 500
Riverside, CA 92501

Ms. Beeson,

It is my understanding that there has been some confusion regarding the calculation of density for the proposed Cameron Ranch LLC development, County of Riverside Tentative Tract Map No. 36410 (TR 36410) specifically regarding its use for purposes of compliance with the limitations on septic systems that may be approved pursuant to the Tier 1 requirements of the Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Waste Water Treatment Systems (OWTS Policy).

With respect to the calculation of density for TR36410, please allow me to clarify the County's determination of the appropriate density for TR36410 in compliance with our adopted General Plan. The General Plan specifies that density shall be determined by using a "gross" or "average" density calculation applied for the subdivision area. In certain circumstances, in addition to imposing gross or average density limits and requirements associated with particular land use designations, the General Plan may also impose additional requirements to implement other County planning policies and goals, such as the protection and conservation of open space in rural areas. Implementation of these additional General Plan requirements often require the use of clustering, or density transfers, and specify use of gross or average density calculations for particular subdivisions. The County encourages the use of clustering to preserve open space and assure consistency with the requirements of the General Plan.

Cameron Ranch LLC (the applicant) owns undeveloped, contiguous parcels with assessor parcel numbers (APNs) 544-050-011 and 544-050-006 which comprise approximately 630-acres in an unincorporated area of Riverside County. The applicant is proposing to subdivide this property as shown on TR36410.

The County's General Plan covers the entire unincorporated portion of the County and is augmented by 19 more detailed Area Plans covering the County's territory, with the exception of the undeveloped desert areas and the March Air Reserve Base. Land use designations are organized in a two-tiered hierarchy: General Plan Foundation Components and Area Plan land use designations. The General Plan Foundation Components describe the overall nature and intent of each of the five General Plan land uses: Agriculture, Rural, Rural Community, Open Space, and Community Development. These Foundation Components are general in nature and do not determine the specific land use on individual properties located within the boundaries of the Area Plans. Instead, parcel-specific land uses are located on the individual area plan land use maps.

The General Plan Foundation Component for the project site is Rural. The Rural General Plan Foundation Component is intended to identify and preserve areas where the rural lifestyle is the desired use, including areas of remote cabins, residential estates, limited agriculture, equestrian, and animal

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

accommodating future growth, preventing the encroachment of more intense urban uses, and ensuring compatibility between rural and urban uses.

The entire site is currently designated Rural: Rural Mountainous (R:RM) on the Pass Area Plan Land Use Map (Figure 3). According to the County General Plan, the Rural Mountainous (RM) land use designation allows single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of one dwelling unit per 10 acres. This designation applies to areas of at least 10 acres where a minimum 70 percent of the area has slopes of 25 percent or greater. It also applies to remote areas that are completely or partially surrounded by slopes greater than 25 percent that do not have both County-maintained road access and access to community sewer and water systems.

A Slope Analysis Study conducted for the project area determined that in the existing condition, only 61%, or approximately 384 acres, of the site is characterized with slopes greater than 25 percent, which is not consistent with the RM designation requirement that 70% of the site must be characterized by such slopes. The Slope Analysis Study shows that 39% or approximately 246 acres of the site is characterized by slopes that are less than 25%. As a result, in connection with the application for TR36410, planning staff has determined that approximately 384 acres of the site exhibiting slopes of greater than 25 percent should retain the RM land use designation, while the land use designation for approximately 246 acres of this site could be changed from R:RM to Rural Community: Estate Density Residential (RC-EDR). This would be a foundation level change.

The RC-EDR land use designation permits densities equivalent to those attained in compliance with a minimum lot size of 1 dwelling unit per 2 acres of gross land. Pursuant to the application of the RC-EDR land use designation to 39% or 246 acres of the site exhibiting slopes of less than 25 percent, a maximum of 123 units could theoretically be developed in the project area. However, the County General Plan also requires application of development clustering policies to TR36410 to encourage preservation of open space in rural areas. Accordingly, the project proposes consistent with General Plan Policies LU 7.3 (6.3 in the 2008 version of the GP), 9.4 (8.4 in the 2008 version of the GP) and 21.4 (17.4 in the 2008 version of the GP) to cluster lots in the northeast portion of site and permanently preserve 61%+, or about 384+acres¹ of the site as natural open space. The use of clustering consistent policies creates the opportunity for 38 units in yield (1 unit per 10 acres under RM) that may be transferred from the 384 acre slope constrained, but still developable portion of the project site designated RM to the tract map portion of the site (246 acres) to be designated RC-EDR, provided that the entire 384 acre portion of the site is permanently preserved as open space. The applicant has proposed to transfer only 32 of the available 38 units to the RC-EDR area. This density transfer in exchange for permanent preservation of 384+ acres of the site yields a total available, maximum unit count of 154 units for the 630 acre site. Accordingly, proposed TR36410 proposes development of 154 residential lots and permanent preservation of 384 acres of open space within the 630 acre site.

After appropriate application of R:RM and RC:EDR Land Use Designations, and provision of clustering (a density transfer) in exchange for preservation of 384+ acres of the 630-acre site, and in accordance with General Plan Policies LU 7.3, 9.4 and 21.4, the TR permits the 630-acre site to be developed with a maximum of 154 units, resulting in an equivalent maximum average subdivision density of 630 acres/154 units = 4.09 acres for each single family dwelling unit. No additional units can ever be built within the 630-acre subdivision area due to the requirement for all 384+ acres of open space to be preserved in perpetuity.

¹ The Applicant is actually proposing preservation of 451 acres of developable open space, but has only applied to transfer units from the equivalent of 384 acres of preserved and developable open space.

I understand that the Santa Ana Regional Water Quality Control Board Staff has expressed the opinion that density should be calculated by excluding the 384+ acres of preserved open space from the subdivision area based on a Planning Staff comment provided during Pre-Application Review (PAR-0315), and consequently contends that the density for TR36410 is 246 acres/154 units = 1.6 acres for each single family dwelling unit. This calculation of density is incorrect and contrary to the County's General Plan because:

- It is not a gross or average density calculation for the entire 630-acre subdivision, contrary to General Plan provisions such as LU-7.3, 9.4, and 21.4, which encourage clustering for protection of open space.
- It results in a disincentive to cluster development to conserve open space, rather than distributing development more evenly across a broader parcel, contrary to General Plan policies.
- It relies on a Planning Staff comment in the *Pre-Application Review* (PAR 0315), the comments recorded in the PAR are solely instructive for applicants, and "are not conditions" of approval, "[n]or are they be construed as draft conditions."
- Further, the SARWQCB misconstrues PAR Comment 15.e. by taking it out of context. In fact, PAR Comment 15.e, when considered together with PAR comments 15 b, c and d, provides instructions for calculating density transfers from preserved open space areas to the development area. Based upon the slope analysis and planning information submitted subsequent to the PAR, County Planning Staff have determined that the dedication of open space in perpetuity over 384+ acres of the site, which per available technical information *is in fact developable at a legal density of 1 du per 10 acres*, warrants clustering (a density transfer) for this project such that the gross or average density calculation for the Project of 630 acres/154 units = 4.09 acres for each single family dwelling unit to facilitate preservation of open space, natural resources, and/or biologically sensitive resources.
- In order to employ clustering, the 'donating' portion of the property (transferring units *from*) must be developable. The 384+ acres which are 'donating' the units is indeed developable as evidenced by a previously approved tract map governing the entire 630 acres.²

Please feel free to contact me with any questions.

Matt Straite, Principal Planner

General Plan Policies referenced in the letter:

LU 7.3 Consider the positive characteristics and unique features of the project site and surrounding community during the design and development process.

LU 9.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, cultural resources, and biologically-sensitive resources. Wherever possible, development on parcels containing 100-year floodplains, blue-line streams and other higher order watercourses, and areas of steep slopes adjacent to them shall be clustered to keep

² The previously approved map has since expired.

development out of watercourse and adjacent steep slope areas, and to be compatible with other nearby land uses.

LU 21.4 Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000-squarefoot-minimum lots may be considered.


PC

Report Package

Meeting Date: Wednesday, November 16, 2016

Agenda Item No.: 2.1
Area Plan: The Pass
Supervisorial District: Fifth
Project Planner: John Earle Hildebrand III
Planning Commission: November 16, 2016

General Plan Amendment No. 1170
Property Owner: Cameron Ranch Associates,
LLC
Applicant: Kojima Development Company
Engineer/Representative: Adkan Engineers



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION General Plan Amendment No. 1170 is a General Plan Regular Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Rural Community (RC) and to amend its Land Use Designation from Rural Mountainous (RM) (10 acre minimum) to Estate Density Residential (EDR) (2 acre minimum), on three parcels, totaling 630 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

LOCATION: The project site is located north of Poppet Flats Road and Old Banning Idyllwild Road, east of Mount Edna Road, west of Highway 243, and within The Pass Area Plan.

PROJECT APNs: 544-050-012, 544-050-011, and 544-050-006

BACKGROUND: This application is a Foundation General Plan Amendment to change the site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and to amend its Land Use Designation from Rural Mountainous (RM) (10 acre minimum) to Estate Density Residential (EDR) (2 acre minimum), on three parcels, totaling 630 gross acres. This Foundation General Plan Amendment request was previously submitted under the 2008 Foundation General Plan Amendment cycle (GPA00996) and was initiated to proceed forward by the Board of Supervisors in December 2008; however, the adoption process was not completed. This application also includes an accompanying Tentative Tract Map (TR36410), to subdivide the property into 154 residential lots of varying acreages.

GENERAL PLAN INITIATION PROCESS (GPIP): Prior to a private application for a General Plan Regular Foundation Component Amendment being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee (GPAC) and the Planning Commission. These comments are then provided to the Board of Supervisors. At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will only be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment. If the Board of Supervisors adopts an order initiating proceedings for the proposed Amendment, the proposed Amendment will then go through the land use review process including applicable environmental review, Tribal consultation, and public hearings. The initiation of proceedings by the Board of Supervisors does not commit the County to a certain course of action and shall not imply any such amendment will be approved. The Board retains full discretion under the California Environmental Quality Act when reviewing the proposed Amendment during the land use review process.

JUSTIFICATION FOR FOUNDATION COMPONENT AMENDMENT – APPLICANT PROVIDED:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Article II, Section 2.5 of Ordinance No. 348 related to General Plan Foundation Component Amendments – Regular, provides further details regarding the General Plan Initiation ("GPIP") process and restates the requirement to provide new circumstances or conditions as consideration for a Foundation Component General Plan Amendment. Each Foundation Component Amendment application includes information describing a new condition or circumstance, which has been provided by the applicant, and is restated below:

According to the County General Plan, the Rural Mountainous (RM) land use designation allows for single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of one dwelling unit per 10 acres. This designation applies to areas of at least 10 acres where a minimum 70 percent of the area has slopes of 25 percent or greater. It also applies to remote areas that are completely or partially surrounded by slopes greater than 25 percent that do not have both County maintained road access and access to community sewer and water systems. As this applies to our project, a slope analysis was prepared for the project from which two separate General Plan areas were created. The first area consists of 320 +/- gross acres located in the Southwest portion of the property. It was determined through the slope analysis that this portion of the project did in-fact exceed the 70 percent maximum slope threshold and will remain RM as previously planned. The second area consisting of approximately 310 acres located in the Northeast portion of the project. Said slope analysis determined that this portion of the subject property only exhibited 47 percent of its slopes being 25 percent or greater. This portion also has access to County maintained roads from the East at Wonderland Drive and the South at Poppet Flats and Old Banning Idyllwild Road. Consequently, the Northeast 310 +/- acre portion of the projects RM designation is not appropriate and will be amended to the Rural Community – Estate Density Residential (RC-EDR) land use designation. During the course of the last GPA cycle, planning staff has already determined that this amendment is justified.

GENERAL PLAN ADVISORY COMMITTEE ACTION: This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on September 8, 2016 and was recommended for initiation to the Planning Commission, by a majority with six votes of no.

During the GPAC meeting, the members discussed the appropriateness of the proposed change. Some members felt that due to the lack of infrastructure and services, as well as the site's relative isolation from other developments, the property should remain under the exiting Foundation Component. There was also a concern about fire safety as the site is located within a very high potential fire area. Conversely, some GPAC members felt that residential development of the area would be appropriate, as the area in general could utilize new housing. The GPAC members were somewhat split on supporting the Foundation Component change expressing the concerns stated above; however, a majority recommended it for initiation.

PROJECT SITE INFORMATION:

- | | |
|---------------------------------------|----------------------------------|
| 1. Existing Foundation Component: | Rural (RUR) |
| 2. Proposed Foundation Component: | Rural Community (RC) |
| 3. Existing General Plan Designation: | Rural Mountainous (RM) |
| 4. Proposed General Plan Designation: | Estate Density Residential (EDR) |

5. Surrounding General Plan Designations: North: Indian (IND), East: Rural-Rural Mountainous (R-RM) & Open Space-Conservation (OS-C), South: Open Space-Conservation (OS-C) & Open Space-Recreation (OS-R), West: Indian (IND)
6. Existing Zoning Classification: W-2 (Controlled Development Areas)
7. Surrounding Zoning Classifications: North, East, and West W-2 (Controlled Development Areas), South: N-A-160 (Natural Assets) & R-R (Rural Residential)
8. Existing Land Use: Vacant land
9. Surrounding Land Uses: North, East, West, and South: Vacant Land
10. Project Size (Gross Acres): 630

RECOMMENDATION: Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director is in concurrence with the GPAC's recommendation of an order to initiate proceedings for General Plan Amendment No. 1170 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. During the time of Planning Commission staff report preparation, no public correspondence in support or opposition had been received.
2. The project site **is not** located within:
 - a. A City sphere of influence; or
 - b. A CSA; or
 - c. An airport influence area; or
 - d. An agricultural preserve; or
 - e. A MSHCP criteria cell or conservation boundary; or
 - f. A special flood hazard area; or
 - g. An area susceptible to liquefaction; or
 - h. An area susceptible to subsidence.
3. The project site **is** located within:
 - a. A half-mile of a fault line or fault zone; and
 - b. A very high fire hazard area; and
 - c. A State fire responsibility area for fire protection services.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE
MINUTE ORDER
SEPTEMBER 8, 2016**

I. AGENDA ITEM 3.1

GENERAL PLAN AMENDMENT NO. 1170 (Foundation and Entitlement/Policy) –
APPLICANT: Kojima Development Company – ENGINEER/REPRESENTATIVE: Adkan Engineering –
Fifth Supervisorial District – The Pass Area Plan – Pass and Desert Zoning District – ZONE: W-2
(Controlled Development Areas) – LOCATION: North of Poppet Flats and Old Banning Idyllwild
Road, south of Highway 243, east of Mount Etna Road, west of Highway 243 – PROJECT SIZE: 630
gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component
from Rural (R) to Rural Community (RC) and amend its Land Use Designation from Rural
Mountainous (RM) to Estate Density Residential (RC-EDR), on three parcels, totaling 630 gross
acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org –
APNs: 544-050-012, 544-050-011, and 544-050-006.

II. DISCUSSION

- Mr. Silver: Can't see merit to this. Not appropriate for this area. Estate density makes no sense. The expanse creates a fire hazard.
- Ms. Limont: This is the wrong place to build. Not a thoughtout idea.
- Ms. Kuenzi: Former owners had challenges to develop this property. Will support to the next phase. Development is needed in this area.

III. GPAC ACTION:

Motion to move forward by Ms. Kuenzi; second by Mr. Cousins.

For the project: (9) Ms. Domenigoni, Ms. Montelone, Mr. Kroenke, Mr. Cramer, Mr. Cousins, Ms. Kuenzi, Mr. Miller, Ms. Martin.

Against the project: (6) Mr. Silver, Ms. Isom, Mr. Roos, Ms. Trover, Ms. Limont.

APPROVED TO MOVE FORWARD. (9-6)

NOTICE OF PUBLIC MEETING

A **PUBLIC MEETING** has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** for the following:

The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1170 (Foundation and Entitlement/Policy) – APPLICANT: Kojima Development Company – ENGINEER/REPRESENTATIVE: Adkan Engineering – Fifth Supervisorial District – The Pass Area Plan – Pass and Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – LOCATION: North of Poppet Flats and Old Banning Idyllwild Road, south of Highway 243, east of Mount Etna Road, west of Highway 243 – PROJECT SIZE: 630 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend its Land Use Designation from Rural Mountainous (RM) to Estate Density Residential (RC-EDR), on three parcels, totaling 630 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 544-050-012, 544-050-011, and 544-050-006.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)
DATE OF MEETING: **Wednesday, November 16, 2016**
PLACE OF MEETING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

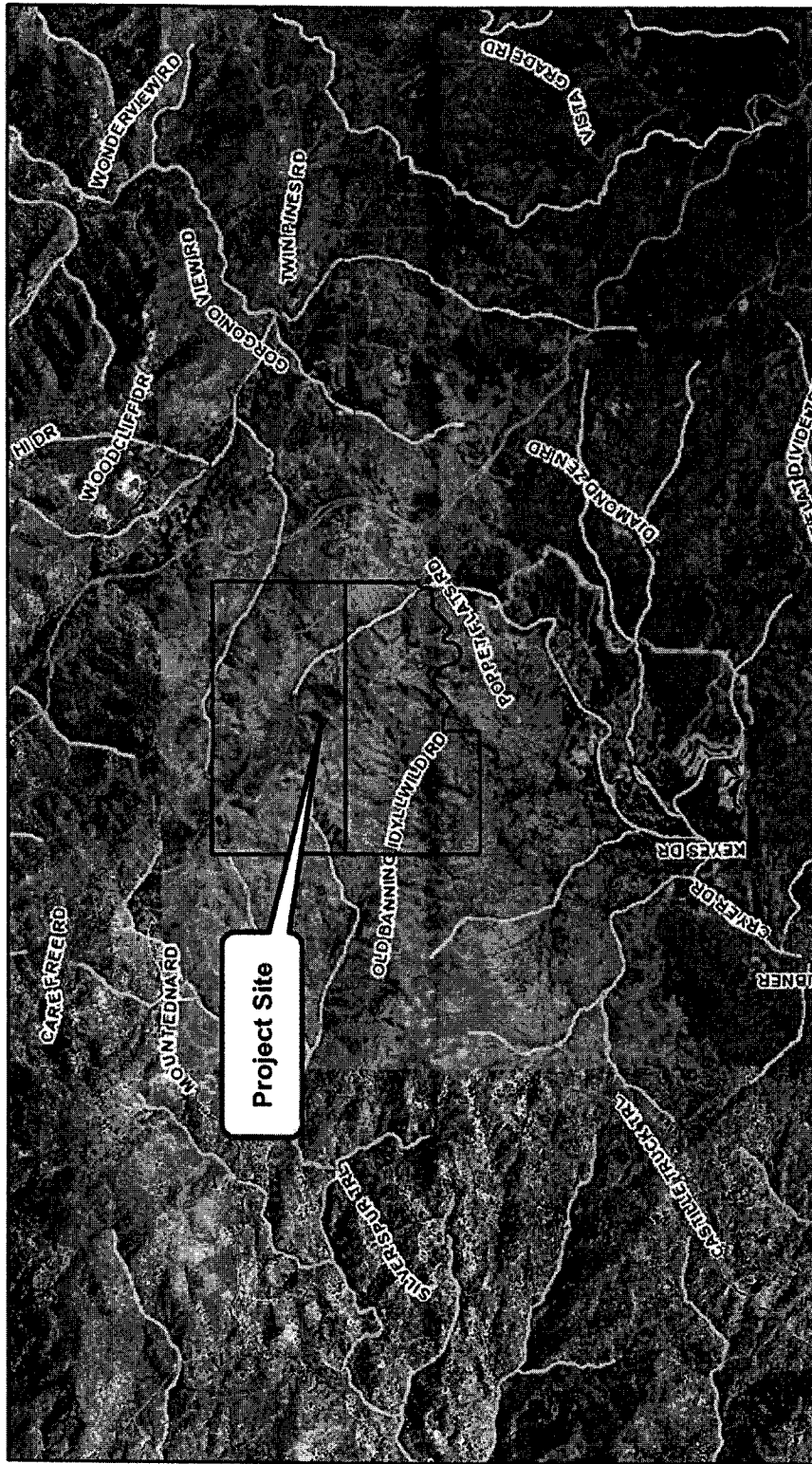
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed application may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the Planning Commission, who will consider such comments, in addition to any oral testimony, before providing comments on the proposed application.

Prior to a private application for a **General Plan Regular Foundation Component Amendment** being processed by the Planning Department, the application is required to go through the GPIP process. This process includes receiving comments on the proposed amendment from the General Plan Advisory Committee ("GPAC") and the Planning Commission ("PC"). These comments are then provided to the Board of Supervisors ("BOS"). At this initial stage of the process, specific details of the Foundation General Plan Amendment and any accompanying implementing project are not considered, and public hearings are not required before the Planning Commission or the Board of Supervisors. The Board of Supervisors will **ONLY** be considering whether to initiate proceedings for the proposed Foundation General Plan Amendment.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409



Printed at: 2:49 pm
On: Thursday, Oct 27, 2016

Ad #: 0010211011
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THE PRESS-ENTERPRISE

Classified Advertising
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Riverside, CA 92507
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(951) 368-9018 Fax

Account Information

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Name: TLMA/COUNTY OF RIVERSIDE
Address: PO BOX 1605
RIVERSIDE, CA 92502

Account #: 1100143932
Client:
Placed By: Mary C. Stark
Fax #:

Ad Information

Placement: Public Notice FR
Publication: PE Riverside, PE.com

Start Date: 11/01/2016
Stop Date: 11/01/2016
Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE
Ad type: C Legal

Size: 2 X 131 Li
Bill Size: 262.00

Amount Due: **\$379.90**

Ad Copy:

NOTICE OF PUBLIC MEETING

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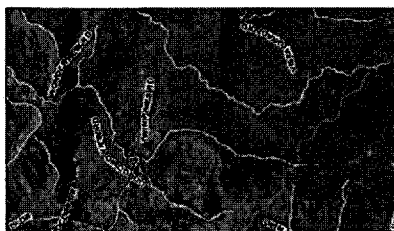
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Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Earle Hildebrand III
P.O. Box 1409, Riverside, CA 92502-1409





11/1

GPAC

Report Package

Meeting Date: Thursday, September 8, 2016



RIVERSIDE COUNTY
PLANNING DEPARTMENT

GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

September 8, 2016

Foundation GPA No.: 1170
Supervisorial District: Fifth
Area Plan: The Pass
Zoning Area/District: Pass and Desert District
Property Owner(s): Cameron Ranch Associates, LLC
Project Representative(s): Adkan Engineers

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend its Land Use Designation from Rural Mountainous (RM) to Estate Density Residential (EDR), on three parcels, totaling 630 gross acres.

LOCATION: North of Poppet Flats Road and Old Banning Idyllwild Road, east of Mount Edna Road, and west of Highway 243.

PROJECT APNs: 544-050-012, 544-050-011, and 544-050-006

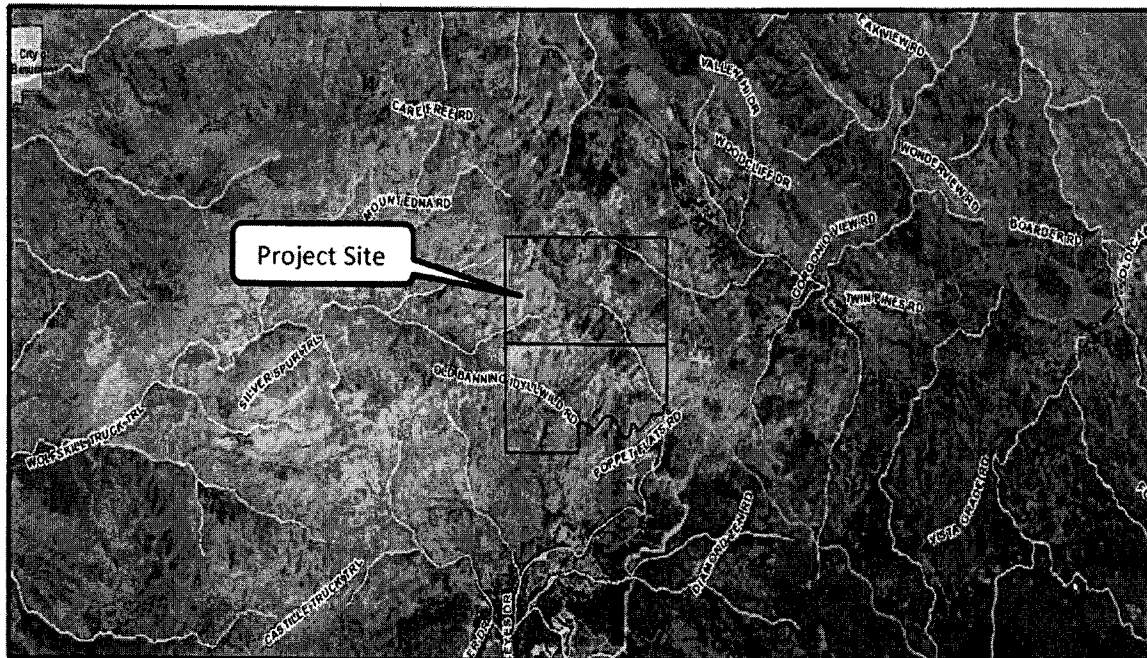


Figure 1: Project Location Map

PROJECT DETAILS: This project includes a Foundation General Plan Amendment application to change the site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend its Land Use Designation from Rural Mountainous (RM) to Estate Density Residential (EDR), on three parcels, totaling 630 gross acres. This project was previously submitted under the 2008 Foundation General Plan Amendment process (GPA00996). The FGPA was initiated to proceed forward by the Board of Supervisors in December 2008, but the adoption process was not completed. This project also includes accompanying Tentative Tract Map (TR36410).

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: According to the County General Plan, the Rural Mountainous (RM) land use designation allows for single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of one dwelling unit per 10 acres. This designation applies to areas of at least 10 acres where a minimum 70 percent of the area has slopes of 25 percent or greater. It also applies to remote areas that are completely or partially surrounded by slopes greater than 25 percent that do not have both County maintained road access and access to community sewer and water systems. As this applies to our project, a slope analysis was prepared for the project from which two separate General Plan areas were created. The first area consists of 320 +/- gross acres located in the Southwest portion of the property. It was determined through the slope analysis that this portion of the project did in-fact exceed the 70 percent maximum slope threshold and will remain RM as previously planned. The second area consisting of approximately 310 acres located in the Northeast portion of the project. Said slope analysis determined that this portion of the subject property only exhibited 47 percent of its slopes being 25 percent or greater. This portion also has access to County maintained roads from the East at Wonderland Drive and the South at Poppet Flats and Old Banning Idyllwild Road. Consequently, the Northeast 310 +/- acre portion of the projects RM designation is not appropriate and will be amended to the Rural Community – Estate Density Residential (RC-EDR) land use designation. During the course of the last GPA cycle, planning staff has already determined that this amendment is justified.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	630
Number of Parcels:	3
Sphere of Influence:	No
Policy Area:	No
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural (R)
Proposed Foundation Component:	Rural Community (RC)
Existing General Plan Land Use:	Rural Mountainous (RM)
Proposed General Plan Land Use:	Estate Density Residential (EDR)

Surrounding General Plan Land Use	
North:	Indian (IND)
East:	Rural-Rural Mountainous (R-RM) & Open Space-Conservation (OS-C)
South:	Open Space-Conservation (OS-C) & Open Space-Recreation (OS-R)
West:	Indian (IND)
Existing Zoning Classification:	W-2 (Controlled Development Areas)
Change of Zone Required:	No
Surrounding Zoning Classification	
North:	W-2 (Controlled Development Areas)
East:	W-2 (Controlled Development Areas)
South:	N-A-160 (Natural Assets) & R-R (Rural Residential)
West:	W-2 (Controlled Development Areas)
Existing Development and Use:	Vacant Land
Surrounding Development and Use	
North:	Vacant Land
East:	Vacant Land
South:	Vacant Land
West:	Vacant Land

Environmental Information:

WRCMSHCP Criteria Cell:	<p>GPA01170 is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within an MSHCP Criteria Cell. The MSHCP does not describe conservation outside of a Criteria Area. The MSHCP does require conservation under certain conditions outside of Criteria Cells area when depending on the presence of sensitive biological features and the status of specific Conservation Objectives.</p> <p>All projects within the MSHCP Plan Area must be in compliance with the MSHCP. The GPA01170 area is currently being reviewed for compliance with the MSHCP and the County of Riverside Oak Tree Management Guidelines. It has been determined that no conservation is required for any MSHCP species however the site does contain significant amounts of</p>
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General Plan Advisory Committee GPIP Report
 Foundation General Plan Amendment No.: 1170

	Riparian/Riverine habitat as defined by Section 6.1.2 of the MSHCP and oak species that qualify for protection under the County's Oak Tree Management Guidelines.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Yes – Grazing Land, Local Importance, Other Land
Fire Hazard Area:	Yes – Very High
Fire Responsibility Area:	State Responsibility Area ("SRA")
Special Flood Hazard Area:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Line:	Yes – Within a ½ mile of fault in basement rocks
Fault Zone:	No
Paleontological Sensitivity:	Yes – Low Potential

Utility Information:

Water Service:	Yes – Area service provided by High Valley Water Agency
Sewer Service:	No – Verify area service provider

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01170
VICINITY/POLICY AREAS

Supervisor: Ashley
 District 5

Date Drawn: 07/12/2016
 Vicinity Map



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing for land use designations for transportation corridors. Certain areas of the County are designated as transportation corridors and are subject to a special planning process. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 940-3400. The County of Riverside is not responsible for any errors or omissions in this map. © 2016 Riverside County. All rights reserved.

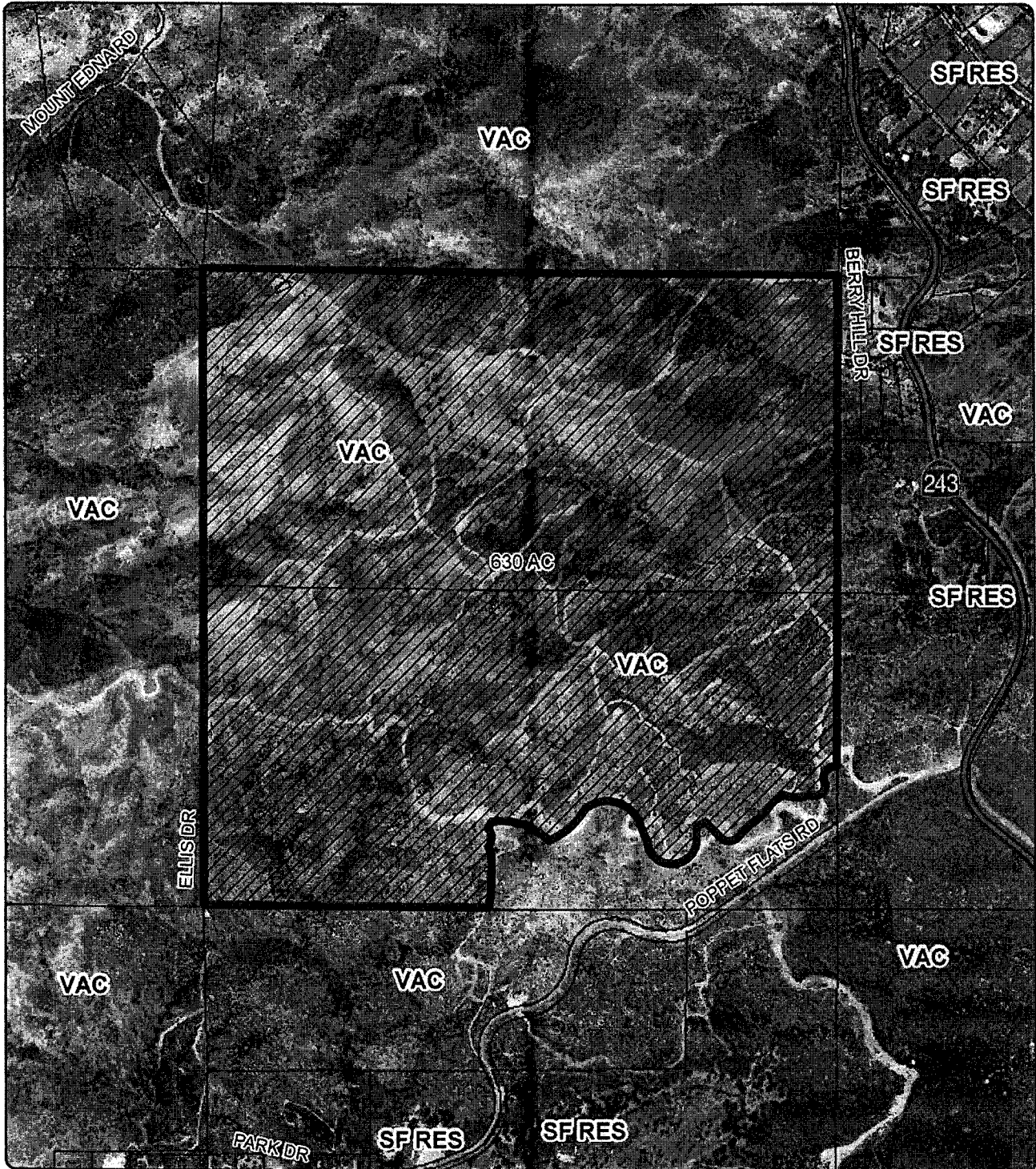
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01170

LAND USE

Supervisor: Ashley
District 5

Date Drawn: 07/12/2016
Exhibit 1



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.riversideca.gov>

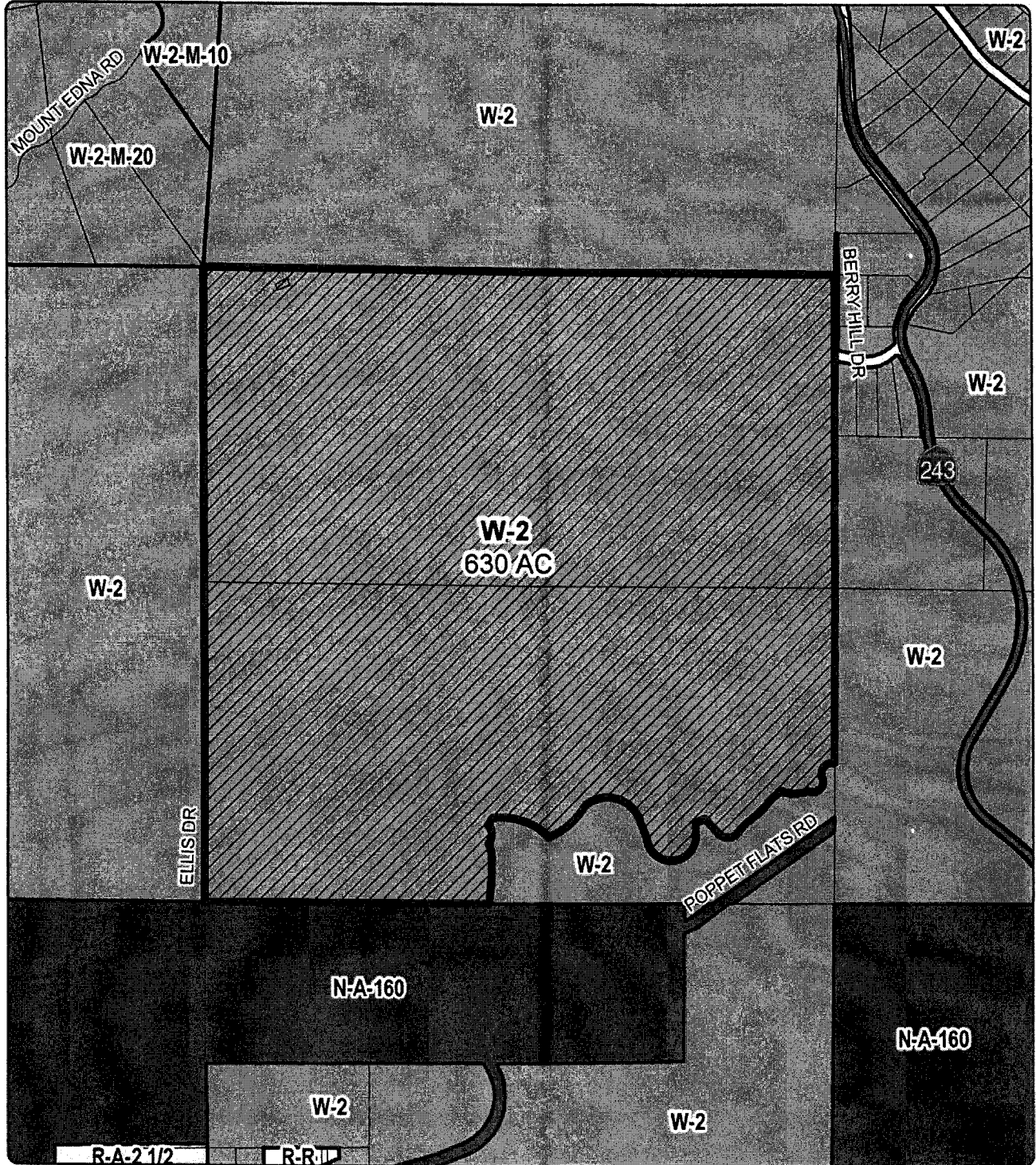
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01170

EXISTING ZONING

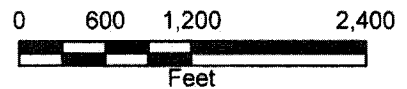
Supervisor: Ashley
District 5

Date Drawn: 07/12/2016
Exhibit 2



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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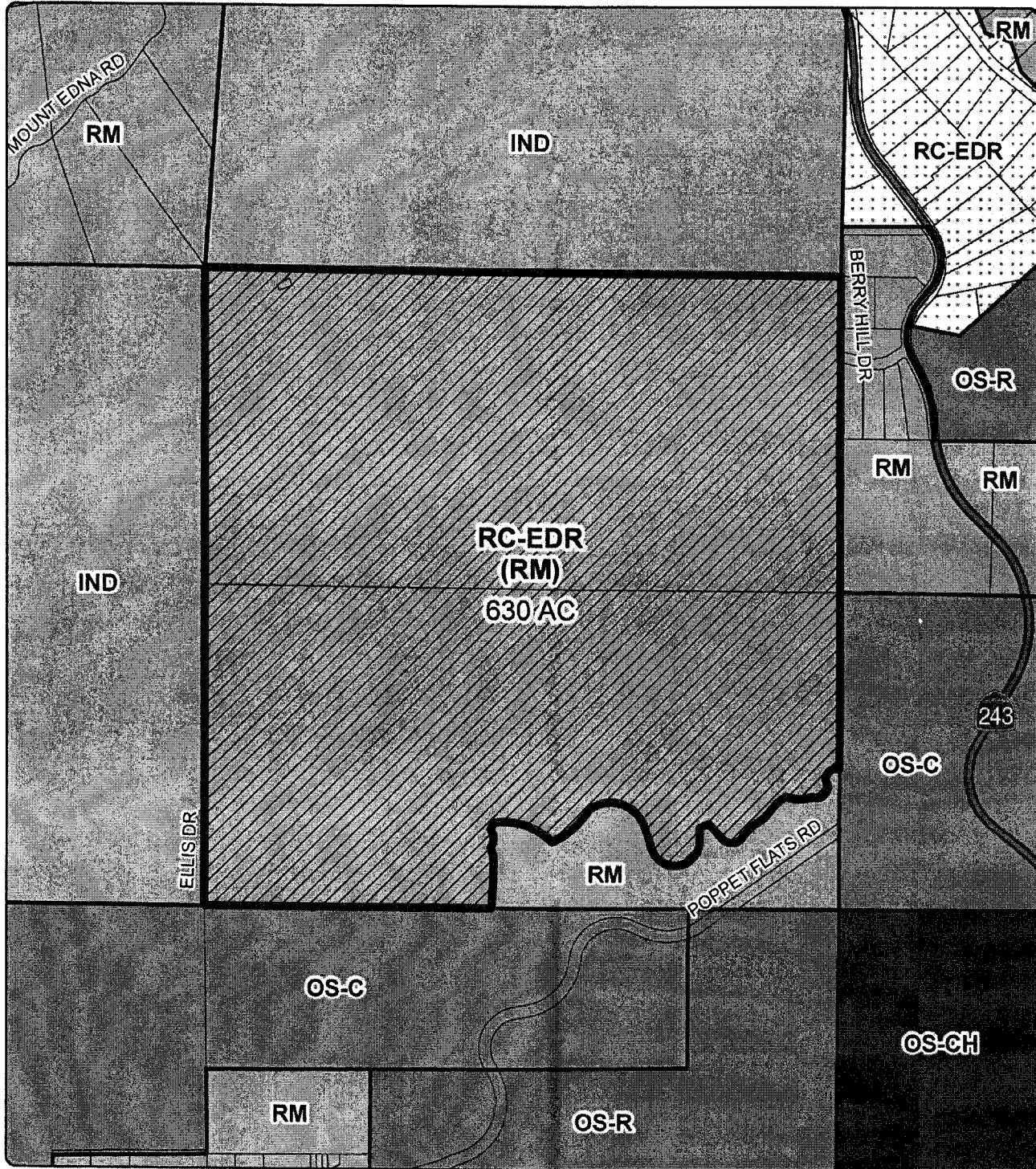
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01170

PROPOSED GENERAL PLAN

Supervisor: Ashley
District 5

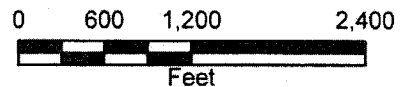
Date Drawn: 07/12/2016
Exhibit 6



Zoning Dist: Pass & Desert



Author: Vinnie Nguyen



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 type 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 Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>

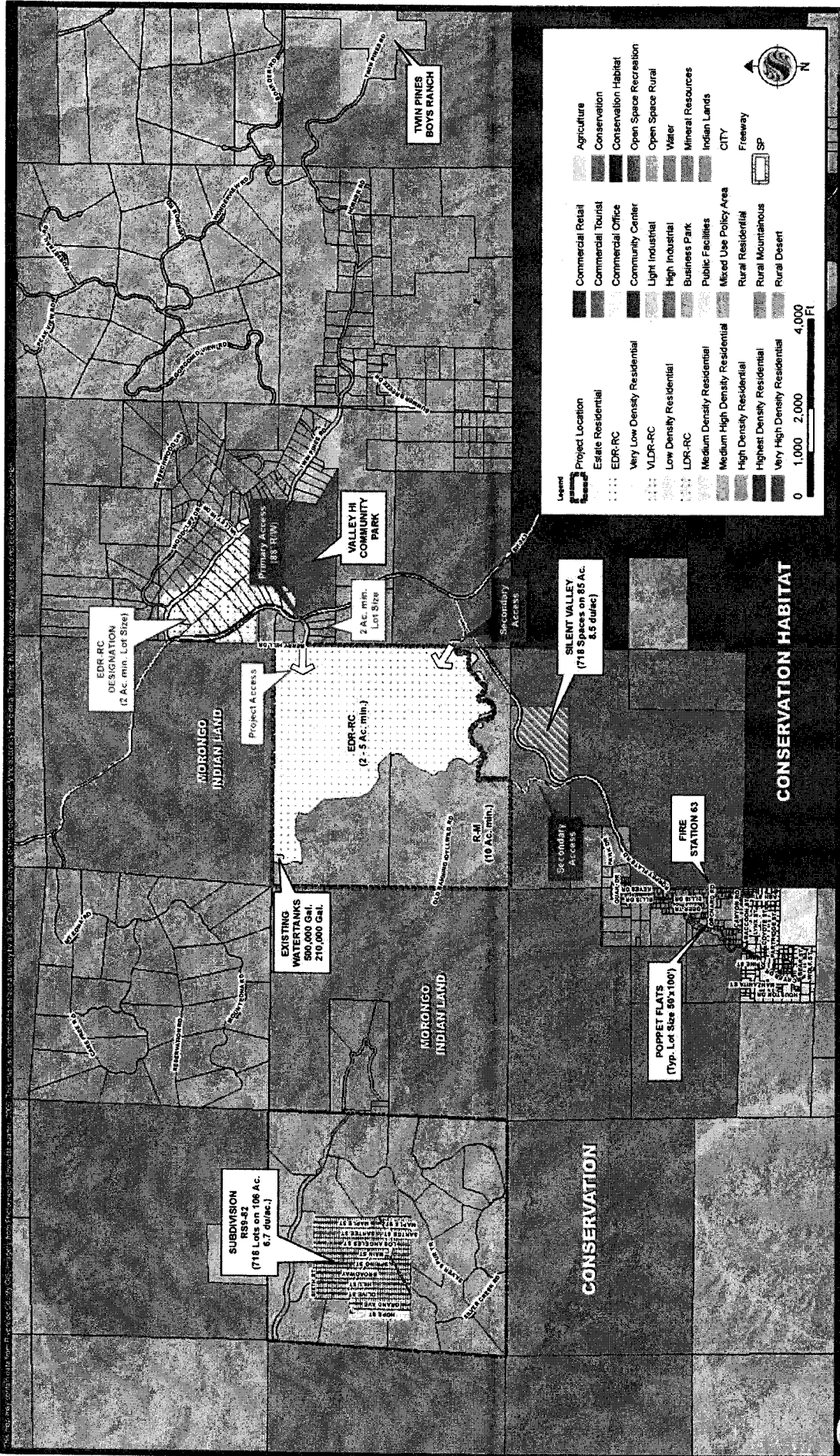
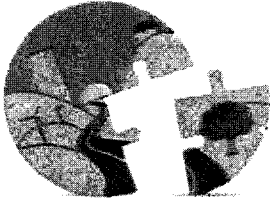


Figure 5
Proposed General Plan Land Use Designation
 Cameron Ranch (County of Riverside, California)





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
 Planning Director

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Kojima Development Company

Contact Person: Don Kojima E-Mail: don.kojima@kojimadevelopment.com

Mailing Address: 7 Shoreridge
Newport Beach Street CA 92657
City State ZIP

Daytime Phone No: (949) 244-5506 Fax No: ()

Engineer/Representative Name: Adkan Engineers

Contact Person: Bryan Ingersoll E-Mail: bingesoll@adkan.com

Mailing Address: 6879 Airport Drive
Riverside Street CA 92504
City State ZIP

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0599

Property Owner Name: Cameron Ranch Associates, LLC

Contact Person: Don Kojima E-Mail: don.kojima@kojimadevelopment.com

Mailing Address: 7 Shoreridge
Newport Beach Street CA 92657
City State ZIP

Daytime Phone No: (949) 244-5506 Fax No: ()

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

Desert Office · 77-588 El Duna Court, Suite H
 Palm Desert, California 92211
 (760) 863-8277 · Fax (760) 863-7555

"Planning Our Future Preserving Our Past"

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

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

CAMERON RANCH ASSOCIATES LLC
PRINTED NAME OF PROPERTY OWNER(S)

CAMERON RANCH ASSOCIATES LLC
By: [Signature] PARTNER
SIGNATURE OF PROPERTY OWNER(S)

DON KOJIMA
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 544-050-011, 544-050-012, 544-050-006, ~~544-200-034~~

Approximate Gross Acreage: 630 +/- Acres

General location (nearby or cross streets): North of Poppett Flats and Old Banning Idyllwild Rd., South of HWY 243, East of MT. Etna Rd., West of HWY 243

Existing General Plan Foundation Component(s): Rural

Proposed General Plan Foundation Component(s): Rural Community

Existing General Plan Land Use Designation(s): Rural Mountainous

Proposed General Plan Land Use Designation(s): Estate Density Residential

General Plan Policy Area(s) (if any): None

Existing Zoning Classification(s): W-2

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

The proposed subdivision of Tract 36410 consists of 630 +/- acres. The general plan amendment proposes to change approximately 310 +/- acres from Rural- Rural Mountainous to Rural Community- Estate Density Residential. The remaining 320 +/- acres would remain in the Rural- Rural Mountainous foundation and land use designations.

Are there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). Tentative Parcel Map 36410, PAR01315
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) Yes EIR No. (if applicable): Yes

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): Planning Department is currently reviewing.

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	Yes	No
		Electric Company	Southern California Edison
Gas Company	None (Individual Propane)		X
Telephone Company	Verizon	X	
Water Company/District	High Valley Water District	X	

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

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
Sewer District	None (Septic)		X

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

Proximity to closest sewer would be near the City of Banning

Proximity of closest gas mains would be near the City of Banning

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer - Watershed)
(http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm)

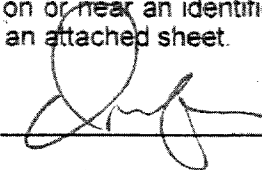
If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 4/19/16

Owner/Representative (2) _____ Date _____

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

II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION:

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element, "Required and Optional Findings" subsection, evidence demonstrating new conditions or circumstances is required to justify a Foundation Component Amendment. Provide details of the new conditions or circumstances that would satisfy these required Foundation Component Amendment findings. (Please be specific. Attach separate pages if needed.):

According to the County General Plan, the Rural Mountainous (RM) land use designation allows for single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of one dwelling unit per 10 acres. This designation applies to areas of at least 10 acres where a minimum 70 percent of the area has slopes of 25 percent or greater. It also applies to remote areas that are completely or partially surrounded by slopes greater than 25 percent that do not have both County maintained road access and access to community sewer and water systems. As this applies to our project, a slope analysis was prepared for the project from which two separate General Plan areas were created. The first area consists of 320 +/- gross acres located in the Southwest portion of the property. It was determined through the slope analysis that this portion of the project did in-fact exceed the 70 percent maximum slope threshold and will remain RM as previously planned. The second area consisting of approximately 310 +/- acres located in the Northeast portion of the project. Said slope analysis determined that this portion of the subject property only exhibited 47 percent of its slopes being 25 percent or greater. This portion also has access to County maintained roads from the East at Wonderland Drive and the South at Poppet Flats and Old Banning Idyllwild Road. Consequently, the Northeast 310 +/- acre portion of the projects RM designation is not appropriate and will be amended to the Rural Community -Estate Density Residential (RC-EDR) land use designation. During the course of the last GPA cycle, planning staff has already determined that this amendment is justified.

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

III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

Not Applicable

NOTES:

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is **\$10,000.00**. This application fee includes the review of the FGPA through the GPIIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIIP review process.

Furthermore:

- If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
 - Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
 - This completed application form.
 - Application filing fees.
 - Site map showing the project area and extent.
 - Any additional maps/plans relevant to illustrate the project area location.

NOTICE OF PUBLIC MEETING

A PUBLIC MEETING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY GENERAL PLAN ADVISORY COMMITTEE to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1170 (Foundation and Entitlement/Policy) – APPLICANT: Kojima Development Company – ENGINEER/REPRESENTATIVE: Adkan Engineering – Fifth Supervisorial District – The Pass Area Plan – Pass and Desert Zoning District – ZONE: W-2 (Controlled Development Areas) – LOCATION: North of Poppet Flats and Old Banning Idyllwild Road, south of Highway 243, east of Mount Etna Road, west of Highway 243 – PROJECT SIZE: 630 gross acres – **REQUEST:** Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend its Land Use Designation from Rural Mountainous (RM) to Estate Density Residential (RC-EDR), on three parcels, totaling 630 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 544-050-012, 544-050-011, and 544-050-006.

TIME OF MEETING: 1:00pm (or as soon as possible thereafter)
DATE OF MEETING: Thursday, September 8, 2016
PLACE OF MEETING: Riverside County Flood Control
1995 Market Street
Riverside, CA 92501

For further information regarding this project, please contact John Hildebrand at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's GENERAL PLAN ADVISORY COMMITTEE agenda web page at:

<http://planning.rctlma.org/PublicHearings/GeneralPlanAdvisoryCommittee.aspx>

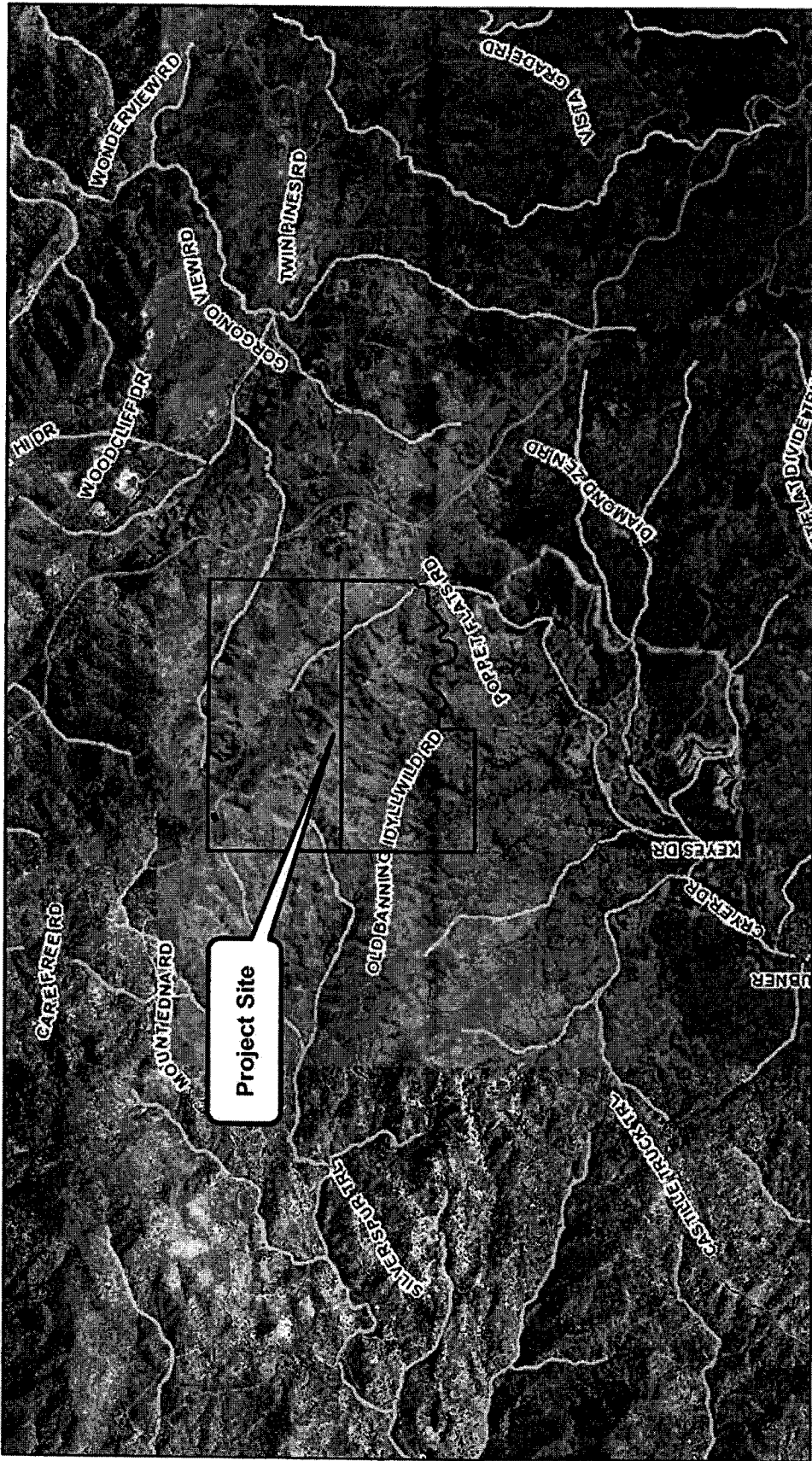
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the GENERAL PLAN ADVISORY COMMITTEE, who will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

Be advised that as a result of public meetings and comment, the GENERAL PLAN ADVISORY COMMITTEE may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409



ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



January 22, 2017

VIA ELECTRONIC MAIL

The Hon. John Tavaglione, Chair
Riverside County Board of Supervisors
4080 Lemon St.
Riverside CA 92501

RE: Items 15.1 – 15.3, General Plan Initiation Proceedings, January 24, 2017

Dear Chairman Tavaglione and Members of the Board:

Endangered Habitats League (EHL) appreciates the opportunity to submit written testimony on the General Plan Initiation Proceedings. We were honored to serve on the General Plan Advisory Committee (GPAC) which reviewed these proposals. Proposals that do not have compelling planning merit and that do not reflect significant changes in circumstances should not move forward to full environmental review.

General comments

Prior to your consideration of initiating environmental review, EHL urges the Planning Department to provide: 1) the basic information necessary to determine whether the more intensive proposed uses are justified, and 2) guidelines to assess whether the proposals – individually or collectively – move the County in the right planning direction.

Basic and necessary information includes the *housing capacity* present but unbuilt in the County and Cities' General Plans. Prior information indicates that there is a huge *overcapacity* of housing that argues against all but the most strategic increases. Other missing information includes the cumulative traffic implications of the proposed General Plan amendments. We urge you to request such information.

Factors in assessing proposals should include whether the jobs-housing balance is improved or worsened, whether the greater intensity of use will be served by transit now or realistically in the future, whether vehicles miles traveled would be below current averages and put greenhouse gas (GHG) emissions on a lowered trajectory, proximity of infrastructure and services, whether the new development will be subject to high fire hazard, and whether it conflicts with the MSHCP or otherwise impacts intact natural lands. We hope that the Planning Department will offer its professional guidance. If not, your Board should independently formulate *guiding principles* for GPA initiation. A piecemeal approach is not adequate.

2017-1-133966

EHL's recommendations are based upon presence of a planning rationale, jobs-housing balance, transit availability, vehicle miles traveled and GHG emissions, the folly of putting more and more homes in the path of wildfire, and biological considerations. In some cases, we have identified missing information or suggested modifications. We hope that your Board will take a hard look at the County's future and chart a more sustainable path for the County's present and future citizens than simply perpetuating current trends.

Also, the staff reports for these items are brief and inappropriately defer to the applicants for the requisite findings, rather than providing independent staff analysis.

Specific comments

15.1 GPA No. 1170 (Pass Area) – Recommend denial of initiation

This proposal to change from Rural Mountainous to Estate Residential over 246 of the 630 acres is not only wholly without merit but *egregiously* bad planning. A remote location lacking infrastructure and services, with high fire hazard, and with no demonstrable need for additional housing capacity should stay Rural. There is no excuse for wasteful and greenhouse gas-intensive "dumb growth" and loss of wildlife habitat. Please differentiate the "wheat from the chaff" and reject this proposal.

15.2 GPA No. 1177 (REMAP Area) – More information needed

The Planning Department should provide an objective determination of whether additional 8 acres commercial retail capacity beyond that already in the General Plan is needed in this location.

15.3 GPA No. 1183 – Support initiation

With this amendment, Rural Community totaling 18 acres would be intensified with a more efficient use of land, CD Medium Density Residential. Such "infill" is a reasonable strategy for directing growth to areas of existing urbanization, infrastructure, and services.

Thank you for considering our views.

Yours truly,



Dan Silver
Executive Director

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2017 JAN 23 AM 10:28

Maxwell, Sue

From: Dan Silver <dsilverla@me.com>
Sent: Monday, January 23, 2017 9:30 AM
To: John Tavaglione; Kevin Jeffries; Marion Ashley; district3@rcbos.org; John Benoit; cob@rcbos.org
Cc: Johnson, George; Perez, Juan; Weiss, Steven; Scott Hildebrandt; Bowie, Desiree; Clack, Shellie; Olivia Barnes; John Field; Bob Magee; Pradetto, Joe; OBalderrama@rcbos.org
Subject: Items 15.1-15.3, General Plan Initiation Proceedings, January 24, 2017
Attachments: EHL-BoS-Items 15.1-3, GPIPs-1.24.17.pdf

VIA ELECTRONIC MAIL

January 23, 2017

The Hon John Tavaglione, Chair
Riverside County Board of Supervisors
4080 Lemon St
Riverside CA 92501

RE: Items 15.1-15.3, General Plan Initiation Proceedings, January 24, 2017

Dear Chairman Tavaglione and Members of the Board:

Endangered Habitats League appreciates the opportunity to submit the enclosed written testimony.

Thank you for your consideration and best wishes for the New Year,
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

January 17, 2017

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC MEETING: GPA 1170

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, January 20, 2017.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Tuesday, January 17, 2017 8:29 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 1170

Received for publication on 1/20. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: 951-368-9018 / E-mail: legals@pe.com
Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. ****Additional days required for larger ad sizes****

****Employees of The Press-Enterprise are not able to give legal advice of any kind****

The Press-Enterprise PE.com / La Prensa

On Tue, Jan 17, 2017 at 8:19 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

Good morning! Attached is a Notice of Public Meeting for publication on Friday, Jan. 20, 2017. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010

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County of Riverside California

NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE PASS AREA PLAN, FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public meeting will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 24, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider initiation proceedings for the application submitted by Kojima Development Company – Adkan Engineering, on **General Plan Amendment No. 1170**, which proposes to amend the General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend its Land Use Designation from Rural Mountainous (RM) to Estate Density Residential (EDR), on three parcels, totaling 630 gross acres (“the project”). The project is located north of Poppet Flats Road and Old Banning Idyllwild Road, east of Mount Edna Road, and west of Highway 243, in the Pass Area Plan – Pass Desert Zoning, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1170**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL jhildebr@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public meeting, or may appear and be heard at the time and place noted above. All written comments received prior to the public meeting will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public meeting. Be advised that as a result of the public meeting and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063 or email at LWagner@rivco.org, 72 hours prior to the meeting.

Dated: January 17, 2017

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on January 17, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC MEETING

GPA 1170

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide confirmation of posting.

Board Agenda Date: January 24, 2017 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: January 17, 2017
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkeneme@srclkrec.com>
Sent: Tuesday, January 17, 2017 8:28 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann
Subject: RE: FOR POSTING: GPA 1170

Good Morning,

The notice has been received and will be posted today.

Thank you,
Bonnie

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Tuesday, January 17, 2017 8:23 AM
To: Buie, Tammie <tbuie@srclkrec.com>; Garrett, Nancy <ngarrett@srclkrec.com>; Kennemer, Bonnie <bkeneme@srclkrec.com>; Meyer, Mary Ann <MaMeyer@srclkrec.com>
Subject: FOR POSTING: GPA 1170

Good morning! Attached is a Notice of Public Meeting for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
(951) 955-8464
MS# 1010

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County of Riverside California



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Publication(s): The Press-Enterprise

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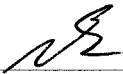
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01/20/2017

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Jan 20, 2017

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE PASS AREA PLAN, FIFTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public meeting will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 24, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider initiation proceedings for the application submitted by Kojima Development Company - Adkan Engineering, on **General Plan Amendment No. 1170**, which proposes to amend the General Plan Foundation Component from Rural (R) to Rural Community (RC) and amend its Land Use Designation from Rural Mountainous (RM) to Estate Density Residential (EDR), on three parcels, totaling 630 gross acres ("the project"). The project is located north of Poppet Flats Road and Old Banning Idyllwild Road, east of Mount Edna Road, and west of Highway 243, in the Pass Area Plan - Pass Desert Zoning, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1170**.

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOHN HILDEBRAND, PROJECT PLANNER, AT (951) 955-1888 OR EMAIL jhildebr@rcctma.org.

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063 or email at LWagner@rivco.org, 72 hours prior to the meeting.

Dated: January 17, 2017
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

1/20

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**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
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Ms. M. Mel

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

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 15.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:
_____ **Support** **Oppose** _____ **Neutral**

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

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

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

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

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

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

Power Point Presentations/Printed Material:

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

Individual Speaker Limits:

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

Group/Organized Presentations:

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

Addressing the Board & Acknowledgement by Chairman:

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