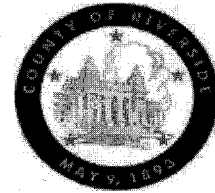


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
15.3
(ID # 3354)

MEETING DATE:

Tuesday, January 24, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING:
GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1183 (Foundation and Entitlement/Policy) – APPLICANT: Marcus Richard – ENGINEER/REPRESENTATIVE: United Engineering Group – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area – ZONE: Residential Agriculture (R-A) – LOCATION: South of Central Avenue, north of Porter Street, east of Palomar Road, west of Menifee Road – PROJECT SIZE: 18.39 gross acres – REQUEST: Adopt an order initiating the proceedings for General Plan Amendment No. 1183 that proposes 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) (½ acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) on two parcels totaling 18.39 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. 1183**, based on information provided by the applicant and comments received from the Planning Commission and General Plan Advisory Committee.

ACTION: Policy

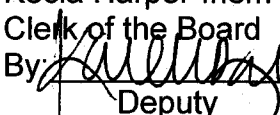
FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Deposit Based Funds 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

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: 
Deputy

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

BACKGROUND:

Project Scope

General Plan Amendment No. 1183 is a General Plan Regular Foundation Component Amendment to change 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) (½ acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) on two parcels totaling 18.39 gross acres. The project site is generally located south of Central Avenue, north of Porter Street, east of Palomar Road, west of Menifee Road, and is within the Lakeview/Nuevo Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

Although not under consideration at this time, this project includes an accompanying Tentative Tract Map (TR37134), to subdivide the 18.39 gross acre project site into 75 single family residential lots. This Tentative Tract Map is currently under separate review.

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

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

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

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 2.5 and the following comments were provided by the Planning Commission:

During the Planning Commission meeting, little discussion took place and the Planning Commission felt that the proposal was appropriate and compatible and recommended it for initiation to the Board of Supervisors. However, the Commission reiterated the concern about providing park amenities for the new community and that the accompanying Tract Map should address this concern.

General Plan Advisory Committee

This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on September 8, 2016, Agenda Item 3.5 and was unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting, the members considered the Foundation Component request and felt that given the proximity of a similar development to the site, this change would be appropriate. Although not under consideration at this stage, an accompanying implementing subdivision map is concurrently, but separately being reviewed by staff (TR37134). The GPAC had a question regarding what level of amenities/parks should be provided in conjunction with this project. Staff responded that they would review the project and require an appropriate level of amenities to be included, as well as require adherence to the Quimby Act for park dedications.

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

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

Contract History and Price Reasonableness

N/A

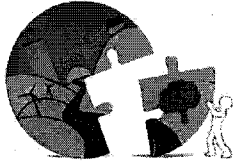
ATTACHMENTS:

- 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 2.5

GENERAL PLAN AMENDMENT NO. 1183 (FOUNDATION AND ENTITLEMENT/POLICY) –

APPLICANT: Marcus Richard – ENGINEER/REPRESENTATIVE: United Engineering Group – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area – ZONE: Residential Agriculture (R-A) – LOCATION: South of Central Avenue, north of Porter Street, west of Pico Avenue, and east of Menifee Road – PROJECT SIZE: 18.39 gross acres.

II. PROJECT DESCRIPTION:

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.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

No one spoke in favor, in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

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

PC


Report Package

Meeting Date: Wednesday, November 16, 2016

205

Agenda Item No.:
Area Plan: Lakeview/Nuevo
Supervisory District: Fifth
Project Planner: John Earle Hildebrand III
Planning Commission: November 16, 2016

General Plan Amendment No. 1183
Property Owner: Richard Marcus
Applicant: Richard Marcus
Engineer/Representative: United Engineering Group


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION: General Plan Amendment No. 1183 is a General Plan Regular Foundation Component Amendment to change 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) (½ acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) on two parcels totaling 18.39 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 generally located south of Central Avenue, north of Porter Street, east of Palomar Road, west of Menifee Road, and within the Lakeview/Nuevo Area Plan.

PROJECT APNs: 309-060-001 and 309-060-004

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:

Purpose of Request

The subject property is contained within a small finger of land which has a general plan land use designation of Rural Community – Low Density Residential (RC-LDR) while the designation for the much of the area surrounding this property is Medium Density Residential (MDR). The general plan also calls for large portions of the Commercial Retail (CR) land less than ½ mile north of the subject property as well as 1 mile west of the property. To support these commercial uses, the general plan circulation element contains several arterial streets connecting the MDR and CR areas west of Menifee Road.

In addition, extensive analysis has been done to identify the hydrologic impacts to this area. Although the site is located outside the San Jacinto River Policy Area, the contributing drainage patterns to the river, from properties to the east of Menifee, can also be significant. As recognized above, the circulation element contains several arterial streets in the immediate area. In order for these arterial streets to function at the level intended, the surrounding developments will be required to construct the infrastructure needed to keep these streets dry. This infrastructure is not typical of “rural communities” and creates a burden that large lot subdivisions cannot bear. The purpose of this request is to ask the County of Riverside to consider a land use change for the subject property from RC-LDR to MDR in order to increase compatibility with the surrounding area, ease the burden of needed drainage infrastructure and stimulate the development of the designated commercial areas in the immediate vicinity.

Relationship to Surrounding Properties

The surrounding properties in the area make up a random mix of existing and proposed single family development. To the west of the property there is a small pocket of home on 1 acre lots. To the east and south there are existing mobile home units and single family homes on 7200 sf lots. This specific plan also contains a small commercial parcel on the corner of Penasco Circle and Porter Street.

Foundation Amendment Findings

The County of Riverside opens a General Plan Review cycle every 8 years in order to assess the General Plan process, its overall impacts on the Riverside County Vision and its implementation. As referenced in the County General Plan, Chapter 11.3.a, a project must demonstrate that the proposed request is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

In order to provide this justification, we analyzed this proposal against the applicable current General Plan Land Use Element Policies.

- Riverside County General Plan. The County's General Plan is a comprehensive planning process that establishes the fundamental values shaping the future and quality of life in the County. The Land use element of the General Plan sets standards and intensity for development throughout the County by identifying certain policies used to direct land use. The subject property is designated as Rural Community-Low Density Residential (RC-LDR). Per the general plan this designation *provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component equestrian and other animal keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre.*

Justification: This area creates a pocket of RC-LR surrounded by MDR and C-R designations. Two designations that do not typically mesh well with uses that allow animal keeping.

- Policy LU 22.1. Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance.

Justification: The subject property is bound by Menifee Road (a 152' Urban Arterial) to the east, Central Avenue (a 100' Secondary Arterial) to the north and an existing mobile home park (MDR) to the south, which already give the immediate area a more urban appearance. Furthermore, the site itself is very flat and contains no special topographic features or rock outcroppings for preservation.

- Policy LU 22.2. Require that adequate and available circulation facilities, water resources, sewer facilities, and/or septic capacity exist to meet the demands of the proposed land use.

Justification: The existing utilities in the area along with the General Plan Circulation Element give reason as why this area should be considered for a change to MDR. The subject property is surrounded by existing MDR and has Nuevo Water Company and EMWD facilities within the adjacent streets. The circulation map shows several arterial roads connecting the surrounding area to the C-R designated land at Menifee Road and Nuevo Road. In addition, Menifee Road appears to create a boundary between the Rural Community designated area of the Lakeview/Nuevo Plan and the Community Development area lying west of Menifee Road.

- Policy LU 22.3. Ensure that development does not adversely impact the open space and rural character of the surrounding area.

Justification: The change from RC-LDR to MDR would not have an adverse impact to the open space or rural character of the area as the subject property is surrounded by MDR designations and is within close proximity a large C-R designated area. It has major general plan roads carrying traffic from other MDR properties through the area and is located within close proximity to the San Jacinto river, which will contain trails and open space for pedestrian travel and recreation to the area residents. The project will also contain its own open space and trail amenities which will ultimately connect to the Regional Trail on Pico Avenue. Furthermore, the project will be developed in conformance with the design guidelines and regulations of the Lakeview/Nuevo Area Plan.

- Policy LU 22.4. Encourage clustered development where applicable 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 Community Development Foundation Component, 10,000 square foot minimum lots may be considered.

Justification: Clustering for the subject property would not be feasible as the area is already subdivided into smaller parcels (less than 10 acres). However, per this policy, the project would qualify for clustering due to its proximity to other Community Development Foundation Component land.

- Policy LU 22.5. Encourage parcel consolidation.

Justification: This area is already surrounded by MDR or C-R designated land as well as existing MDR developments. Parcel consolidation would not be appropriate for this immediate area.

- Policy LU 22.6. Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character.

Justification: The subject property is located in an area surrounded by MDR development and arterial roads. On several surrounding developments the County is encouraging trails, recreations and other typically suburban amenities, which is contradictive to this policy.

- Policy LU 22.7. Small scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:
 - The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.
 - The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major highway.
 - The proposed use may not be located within 2 miles of a Commercial land use designation.
 - The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend in with the rural nature of the area.
 - The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone.

Justification: The subject property is located less than a half-mile from the largest assemblage of commercial land in the Lakeview/Nuevo area plan (approx. 152 acres). It is connected to this commercial hub by Menifee Road and Pico Avenue, both major arterial roads. This development trend resembles that of the Commercial Development Foundation Component, not Rural Community, and does not warrant small rural commercial zoned areas.

- Policy LU 22.8. An amendment from the rural Community Foundation Component that meets the following criteria may be considered an entitlement/policy amendment and processed as defined in Section 2.4 General Plan Technical Amendments and Entitlement/Policy Amendments of Ordinance No. 348:
 - This amendment shall be located within a city's sphere of influence area.
 - This amendment shall be located within an existing community that is characterized by lots smaller than 20,000 square feet in net area.
 - There shall be a Memorandum of Understanding between the County of Riverside and the city that ensures adequate infrastructure, including sewer services for the establishment of lots smaller than one acre.
 - This amendment shall be processed with a tract or parcel map and approved with a condition of approval that requires the extension of a sewer line.

Justification: The subject property meets 3 out of four of these criteria, the exception being it is not located within a City's sphere of influence. The subject property is within an area dominated by lots that are less than 20,000 square feet (both existing and entitled). Sewer and water infrastructure is provided by Eastern Municipal Water District and Nuevo Water Company respectively. The subject property is also processing a Tentative Tract (TR31374) concurrently with this Foundation Change.

- PAR#1432 County Concerns. As part of the overall General Plan process, this project submitted a Pre-Application Review approximately 1 year ago. As part of this review, the County issued comments as it relates to the proposed Tentative Tract Map and the surrounding area. In the PA 1432 comment letter dated May 27, 2015, the County had two main concerns:

- Concern #1. While the proposed project is bordered by Medium Density Residential and Commercial Retail Land Designations to the south, the increased density of the proposed project may impact adjacent areas to the north and west that are currently designated and zoned for lower intensity developments.

Response: In response to this comment and in accordance with the guidelines set forth in the Lakeview/Nuevo Area Plan, the project is proposing additional buffering along the north side of the project. This area will incorporate drainage facility improvements as well as open space/recreational uses providing pedestrian circulation between Menifee Road and Palomar. The buffer area will provide over 80 additional feet of open space along the south side of Central Avenue. Along the west side, the proposed project will also buffer the existing residence with open space and larger lots. A large water quality area will be located next to the residence on Central Avenue and larger lots (Lots 1, 4, & 48) are proposed immediately adjacent to existing residences. In addition, the lots on all three sides of the tract will either front or side to the streets and open space areas providing for increased visibility and safety of the perimeter streets and trail areas.

- Concern #2. The proposed open space intended for recreation may not meet the County standard of five (5) acres per 1,000 residents. As presented, the proposed project would have approximately 250 residents (3.21 residents x 78 units) which would require 1.25 acres of dedicated recreation space.

Response: Since the PAR comments, the project has been revised to increase the open space areas, which in turn reduced the overall lot count. The revised project contains 75 lots (241 residents) and contains over 2 acres of combined passive and active open space/park area along the south side of Central Avenue.

Summary

In summary, the subject property is located within an area of RC-LDR designated land, in the Lakeview/Nuevo Area Plan. The immediate area surrounding it is predominately MDR and is less than ½ mile from the largest Commercial Retail designated area in the Lakeview/Nuevo Area Plan.

Menifee Road, which is designated in the Circulation Element as Urban Arterial is a natural delineation between rural and suburban areas, with the rural area located on the east side of Menifee Road and the suburban area to the west.

In addition to Menifee Road, Pico Avenue, and Central Avenue, both secondary arterials in the general plan, also traverse the immediate area. The roads connect the MDR designated land to the south and west to the commercial area located to the north on Nuevo Road. The eventual traffic that this circulation pattern will generate is not compatible with that of a "rural community".

Lastly, the proposed project (TR37134) would contain larger lot and open space buffers to the few existing residences to the north and west, in conformance with the guidelines of the Lakeview/Nuevo Area Plan. The project contains lots which front or side the perimeter of the entire project, offering increased safety and street visibility.

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 unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting, the members considered the Foundation Component request and felt that given the proximity of a similar development to the site, this change would be appropriate. Although not under consideration at this stage, an accompanying implementing subdivision map is concurrently, but

separately being reviewed by staff (TR37134). The GPAC had a question regarding what level of amenities/parks should be provided in conjunction with this project. Staff responded that they would review the project and require an appropriate level of amenities to be included, as well as require adherence to the Quimby Act for park dedications.

PROJECT SITE INFORMATION:

- | | |
|---|--|
| 1. Existing Foundation Component: | Rural Community (RC) |
| 2. Proposed Foundation Component: | Community Development (CD) |
| 3. Existing General Plan Designation: | Low Density Residential (LDR) |
| 4. Proposed General Plan Designation: | Medium Density Residential (MDR) |
| 5. Surrounding General Plan Designations: | North and West-Low Density Residential (LDR);
East and South-Medium Density Residential (MDR) |
| 6. Existing Zoning Classification: | R-A-½ (Residential Agriculture) |
| 7. Surrounding Zoning Classifications: | North and West-R-A-½ (Residential Agriculture); East and South-R-T (Mobile Home Subdivision & Mobile Home Parks) |
| 8. Existing Land Use: | Vacant Land |
| 9. Surrounding Land Uses: | Vacant Land, Residential, and Agriculture |
| 10. Project Size (Gross Acres): | 40 |

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. 1183 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 MSHCP criteria cell or conservation boundary; or
 - c. An airport influence area; or
 - d. An agricultural preserve or area of farmland importance; or
 - e. A half-mile of a fault line and fault zone; or
 - f. A special flood hazard area.
3. The project site **is** located within:
 - a. The Lakeview/Nuevo/Romoland/Homeland CSA (No. 146); and
 - b. Adjacent to the Perris CSA (No. 89); and
 - c. The March Air Reserve Base AIA; and
 - d. A very fire hazard area; and

- e. A local fire responsibility area for fire protection services.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

I. AGENDA ITEM 3.5

GENERAL PLAN AMENDMENT NO. 1183 (Foundation and Entitlement/Policy) –
APPLICANT: Marcus Richard – ENGINEER/REPRESENTATIVE: United Engineering Group – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area – ZONE: Residential Agriculture (R-A) – LOCATION: South of Central Avenue, north of Porter Street, west of Pico Avenue, and east of Menifee Road – PROJECT SIZE: 18.39 gross acres – **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 – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – APNs: 309-060-001 and 309-060-004.

II. GPAC ACTION:

Motion by Mr. Brownyard; second by Mr. Cousins.

APPROVED BY ALL MEMBERS TO MOVE FORWARD.

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. 1183 (Foundation and Entitlement/Policy) – APPLICANT: Marcus Richard –
ENGINEER/REPRESENTATIVE: United Engineering Group – Fifth Supervisorial District –
Lakeview/Nuevo Area Plan – Nuevo Zoning Area – ZONE: Residential Agriculture (R-A) –
LOCATION: South of Central Avenue, north of Porter Street, west of Pico Avenue, and east of Menifee Road –
PROJECT SIZE: 18.39 gross acres – **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 – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – **APNs:** 309-060-001 and 309-060-004.

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

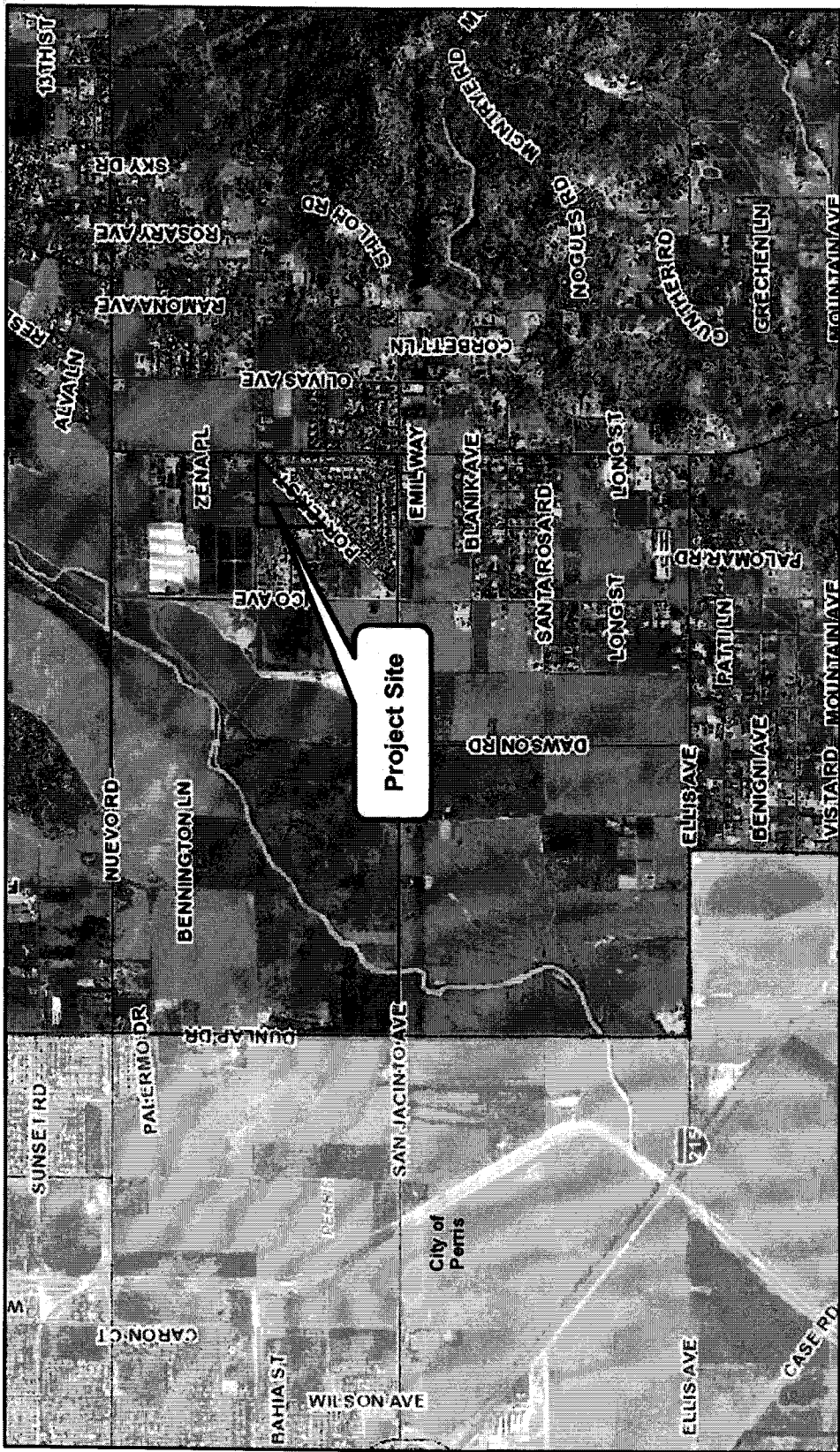
For further information regarding this application, please contact Project Planner John Earle Hildebrand III at (951) 955-1888 or e-mail jhildebr@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at: <http://planning.rctlma.org/PublicHearings.aspx>

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: 3:06 pm
On: Thursday, Oct 27, 2016

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THE PRESS-ENTERPRISE

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Riverside, CA 92507
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Account Information

Phone #: 951-955-5132
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

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

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Ad type: C Legal

Size: 2 X 129 Li
Bill Size: 258.00

Amount Due: \$374.10

Ad Copy:

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. 160 (Foundation and Entitlement/Policy) - APPLICANT: Marcus Richard
ENGINEER/REPRESENTATIVE: United Engineering Group - Fifth Supervisorial District - Lakeview/Nuevo Area Plan - Nuevo Zoning Area - ZONE: Residential Agriculture (R-A) - **LOCATION:** South of Central Avenue, north of Porter Street, west of Pico Avenue, and east of Montrose Road - **PROJECT SIZE:** 18.39 gross acres - **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 - **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org - **APNs:** 309-060-001 and 309-060-004.

TIME OF MEETING: 9:00am (or as soon as possible thereafter)

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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>

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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 1408, 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.: 1183

Supervisory District: Fifth

Area Plan: Lakeview/Nuevo

Zoning Area/District: Nuevo Area

Property Owner(s): Richard Marcus

Project Representative(s): United Engineering Group

PROJECT DESCRIPTION: 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) (½ acre minimum) to Medium Density Residential (MDR) (2-5 du/ac), on two parcels, totaling 18.39 gross acres.

LOCATION: Generally located south of Central Avenue, north of Porter Street, east of Palomar Road, and west of Menifee Road.

PROJECT APNs: 309-060-001 and 309-060-004



Figure 1: Project Location Map

PROJECT DETAILS: This Foundation General Plan Amendment proposes to change the site's two parcels (18.39 acres) to CD-Medium Density Residential (2-5 units per acre). It is being submitted in conjunction with Tentative Tract Map 37134, which proposes to subdivide the site into 75 single family lots with an overall density of 4.08 units per acre and an average lot size of 6,000 square feet. The applicant has provided the following information to justify a Foundation Component Amendment:

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:

Purpose of Request

The subject property is contained within a small finger of land which has a general plan land use designation of Rural Community – Low Density Residential (RC-LDR) while the designation for the much of the area surrounding this property is Medium Density Residential (MDR). The general plan also calls for large portions of the Commercial Retail (CR) land less than ½ mile north of the subject property as well as 1 mile west of the property. To support these commercial uses, the general plan circulation element contains several arterial streets connecting the MDR and CR areas west of Menifee Road.

In addition, extensive analysis has been done to identify the hydrologic impacts to this area. Although the site is located outside the San Jacinto River Policy Area, the contributing drainage patterns to the river, from properties to the east of Menifee, can also be significant. As recognized above, the circulation element contains several arterial streets in the immediate area. In order for these arterial streets to function at the level intended, the surrounding developments will be required to construct the infrastructure needed to keep these streets dry. This infrastructure is not typical of "rural communities" and creates a burden that large lot subdivisions cannot bear. The purpose of this request is to ask the County of Riverside to consider a land use change for the subject property from RC-LDR to MDR in order to increase compatibility with the surrounding area, ease the burden of needed drainage infrastructure and stimulate the development of the designated commercial areas in the immediate vicinity.

Relationship to Surrounding Properties

The surrounding properties in the area make up a random mix of existing and proposed single family development. To the west of the property there is a small pocket of home on 1 acre lots. To the east and south there are existing mobile home units and single family homes on 7200 sf lots. This specific plan also contains a small commercial parcel on the corner of Penasco Circle and Porter Street.

Foundation Amendment Findings

The County of Riverside opens a General Plan Review cycle every 8 years in order to assess the General Plan process, its overall impacts on the Riverside County Vision and its implementation. As referenced in the County General Plan, Chapter 11.3.a, a project must demonstrate that the proposed request is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

In order to provide this justification, we analyzed this proposal against the applicable current General Plan Land Use Element Policies.

- **Riverside County General Plan.** The County's General Plan is a comprehensive planning process that establishes the fundamental values shaping the future and quality of life in the County. The Land use element of the General Plan sets standards and intensity for development throughout the County by identifying certain policies used to direct land use. The subject property is designated as Rural Community-Low Density Residential (RC-LDR). Per the general plan this designation *provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component equestrian and other animal keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre.*

Justification: This area creates a pocket of RC-LR surrounded by MDR and C-R designations. Two designations that do not typically mesh well with uses that allow animal keeping.

- **Policy LU 22.1.** Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance.

Justification: The subject property is bound by Menifee Road (a 152' Urban Arterial) to the east, Central Avenue (a 100' Secondary Arterial) to the north and an existing mobile home park (MDR) to the south, which already give the immediate area a more urban appearance. Furthermore, the site itself is very flat and contains no special topographic features or rock outcroppings for preservation.

- **Policy LU 22.2.** Require that adequate and available circulation facilities, water resources, sewer facilities, and/or septic capacity exist to meet the demands of the proposed land use.

Justification: The existing utilities in the area along with the General Plan Circulation Element give reason as why this area should be considered for a change to MDR. The subject property is surrounded by existing MDR and has Nuevo Water Company and EMWD facilities within the adjacent streets. The circulation map shows several arterial roads connecting the surrounding area to the C-R designated land at Menifee Road and Nuevo Road. In addition, Menifee Road appears to create a boundary between the Rural Community designated area of the Lakeview/Nuevo Plan and the Community Development area lying west of Menifee Road.

- **Policy LU 22.3.** Ensure that development does not adversely impact the open space and rural character of the surrounding area.

Justification: The change from RC-LDR to MDR would not have an adverse impact to the open space or rural character of the area as the subject property is surrounded by MDR designations and is within close proximity a large C-R designated area. It has major general plan roads carrying traffic from other MDR properties through the area and is located within close proximity to the 'San Jacinto river, which will contain trails and open space for pedestrian travel and recreation to the area residents. The project will also contain its own open space and trail amenities which will ultimately connect to the Regional Trail on Pico Avenue. Furthermore, the project will be developed in conformance with the design guidelines and regulations of the Lakeview/Nuevo Area Plan.

- Policy LU 22.4. Encourage clustered development where applicable 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 Community Development Foundation Component, 10,000 square foot minimum lots may be considered.

Justification: Clustering for the subject property would not be feasible as the area is already subdivided into smaller parcels (less than 10 acres). However, per this policy, the project would qualify for clustering due to its proximity to other Community Development Foundation Component land.

- Policy LU 22.5. Encourage parcel consolidation.

Justification: This area is already surrounded by MDR or C-R designated land as well as existing MDR developments. Parcel consolidation would not be appropriate for this immediate area.

- Policy LU 22.6. Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character.

Justification: The subject property is located in an area surrounded by MDR development and arterial roads. On several surrounding developments the County is encouraging trails, recreations and other typically suburban amenities, which is contradictive to this policy.

- Policy LU 22.7. Small scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:

- The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.
- The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major highway.
- The proposed use may not be located within 2 miles of a Commercial land use designation.
- The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend in with the rural nature of the area.
- The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone.

Justification: The subject property is located less than a half-mile from the largest assemblage of commercial land in the Lakeview/Nuevo area plan (approx. 152 acres). It is connected to this commercial hub by Meniffee Road and Pico Avenue, both major arterial roads. This development trend resembles that of the Commercial Development Foundation Component, not Rural Community, and does not warrant small rural commercial zoned areas.

- Policy LU 22.8. An amendment from the rural Community Foundation Component that meets the following criteria may be considered an entitlement/policy amendment and processed as defined in Section 2.4 General Plan Technical Amendments and Entitlement/Policy Amendments of Ordinance No. 348:

- This amendment shall be located within a city's sphere of influence area.
- This amendment shall be located within an existing community that is characterized by lots smaller than 20,000 square feet in net area.
- There shall be a Memorandum of Understanding between the County of Riverside and the city that ensures adequate infrastructure, including sewer services for the establishment of lots smaller than one acre.
- This amendment shall be processed with a tract or parcel map and approved with a condition of approval that requires the extension of a sewer line.

Justification: The subject property meets 3 out of four of these criteria, the exception being it is not located within a City's sphere of influence. The subject property is within an area dominated by lots that are less than 20,000 square feet (both existing and entitled). Sewer and water infrastructure is provided by Eastern Municipal Water District and Nuevo Water Company respectively. The subject property is also processing a Tentative Tract (TR31374) concurrently with this Foundation Change.

- PAR#1432 County Concerns. As part of the overall General Plan process, this project submitted a Pre-Application Review approximately 1 year ago. As part of this review, the County issued comments as it relates to the proposed Tentative Tract Map and the surrounding area. In the PA 1432 comment letter dated May 27, 2015, the County had two main concerns:

- Concern #1. While the proposed project is bordered by Medium Density Residential and Commercial Retail Land Designations to the south, the increased density of the proposed project may impact adjacent areas to the north and west that are currently designated and zoned for lower intensity developments.

Response: In response to this comment and in accordance with the guidelines set forth in the Lakeview/Nuevo Area Plan, the project is proposing additional buffering along the north side of the project. This area will incorporate drainage facility improvements as well as open space/recreational uses providing pedestrian circulation between Menifee Road and Palomar. The buffer area will provide over 80 additional feet of open space along the south side of Central Avenue. Along the west side, the proposed project will also buffer the existing residence with open space and larger lots. A large water quality area will be located next to the residence on Central Avenue and larger lots (Lots 1, 4, & 48) are proposed immediately adjacent to existing residences. In addition, the lots on all three sides of the tract will either front or side to the streets and open space areas providing for increased visibility and safety of the perimeter streets and trail areas.

- Concern #2. The proposed open space intended for recreation may not meet the County standard of five (5) acres per 1,000 residents. As presented, the proposed project would have approximately 250 residents (3.21 residents x 78 units) which would require 1.25 acres of dedicated recreation space.

Response: Since the PAR comments, the project has been revised to increase the open space areas, which in turn reduced the overall lot count. The revised project contains 75 lots (241 residents) and contains over 2 acres of combined passive and active open space/park area along the south side of Central Avenue.

Summary

In summary, the subject property is located within an area of RC-LDR designated land, in the Lakeview/Nuevo Area Plan. The immediate area surrounding it is predominately MDR and is less than 1/2 mile from the largest Commercial Retail designated area in the Lakeview/Nuevo Area Plan.

Menifee Road, which is designated in the Circulation Element as Urban Arterial is a natural delineation between rural and suburban areas, with the rural area located on the east side of Menifee Road and the suburban area to the west.

In addition to Menifee Road, Pico Avenue, and Central Avenue, both secondary arterials in the general plan, also traverse the immediate area. The roads connect the MDR designated land to the south and west to the commercial area located to the north on Nuevo Road. The eventual traffic that this circulation pattern will generate is not compatible with that of a "rural community".

Lastly, the proposed project (TR37134) would contain larger lot and open space buffers to the few existing residences to the north and west, in conformance with the guidelines of the Lakeview/Nuevo Area Plan. The project contains lots which front or side the perimeter of the entire project, offering increased safety and street visibility.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	18.39
Number of Parcels:	2
Sphere of Influence:	No
Policy Area:	No
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural Community (RC)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Low Density Residential (LDR) (1/2 acre minimum)
Proposed General Plan Land Use:	Medium Density Residential (MDR) (2-5 du/ac)
Surrounding General Plan Land Use	
North:	Low Density Residential (LDR) (1/2 acre minimum)
East:	Medium Density Residential (MDR) (2-5 du/ac)
South:	Medium Density Residential (MDR) (2-5 du/ac)
West:	Low Density Residential (LDR) (1/2 acre minimum)
Existing Zoning Classification:	R-A-1/2 (Residential Agriculture - 1/2 acre minimum)
Change of Zone Required:	Yes

Surrounding Zoning Classification	
North:	R-A-½ (Residential Agriculture – ½ acre minimum)
East:	R-T (Mobile Home Subdivision & Mobile Home Parks)
South:	R-T (Mobile Home Subdivision & Mobile Home Parks)
West:	R-A-½ (Residential Agriculture – ½ acre minimum)
Existing Development and Use: Vacant Land	
Surrounding Development and Use	
North:	Residential
East:	Mobile Home Park
South:	Mobile Home Park
West:	Residential

Environmental Information:

WRCMSHCP Criteria Cell:	<p>GPA01183 is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within a MSHCP Criteria Cell. The MSHCP does not describe conservation outside of Criteria Cells. Conservation may be required outside of Criteria Cells for species that are not adequately covered by the MSHCP or species whose conservation objectives have not been met.</p> <p>All projects within the MSHCP Plan Area must be in compliance with the MSHCP. The proposed GPA area is adjacent to MSHCP Conservation Areas. All proposed development within the GPA area shall be subject to Urban Wild Lands Interface Guidelines (UWIG).</p>
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base
Agricultural Preserve:	No
Farmland Importance:	Local Importance, Other Lands
Fire Hazard Area:	Very High
Fire Responsibility Area:	Local Responsibility Area
Special Flood Hazard Area:	No
Liquefaction Area:	Low Potential
Subsidence Area:	Susceptible

General Plan Advisory Committee GPIP Report
Foundation General Plan Amendment No.: 1183

Fault Line:	Not within a ½ mile of a Fault Line
Fault Zone:	Not within a ½ mile of a Fault Zone
Paleontological Sensitivity:	High Sensitivity

Utility Information:

Water Service:	Yes – (Verify Location) – Area service provided by Nuevo Water Company
Sewer Service:	Yes – (Verify Location) – Area service provided by Nuevo Water Company

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01183
VICINITY/POLICY AREAS

Supervisor: Ashley
 District 5

Date Drawn: 08/10/2016
 Vicinity Map



Zoning Area: Nuevo

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01183

LAND USE

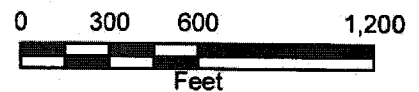
Supervisor: Ashley
District 5

Date Drawn: 08/10/2016
Exhibit 1



Zoning Area: Nuevo

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)663-8277 (Eastern County) or Website <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

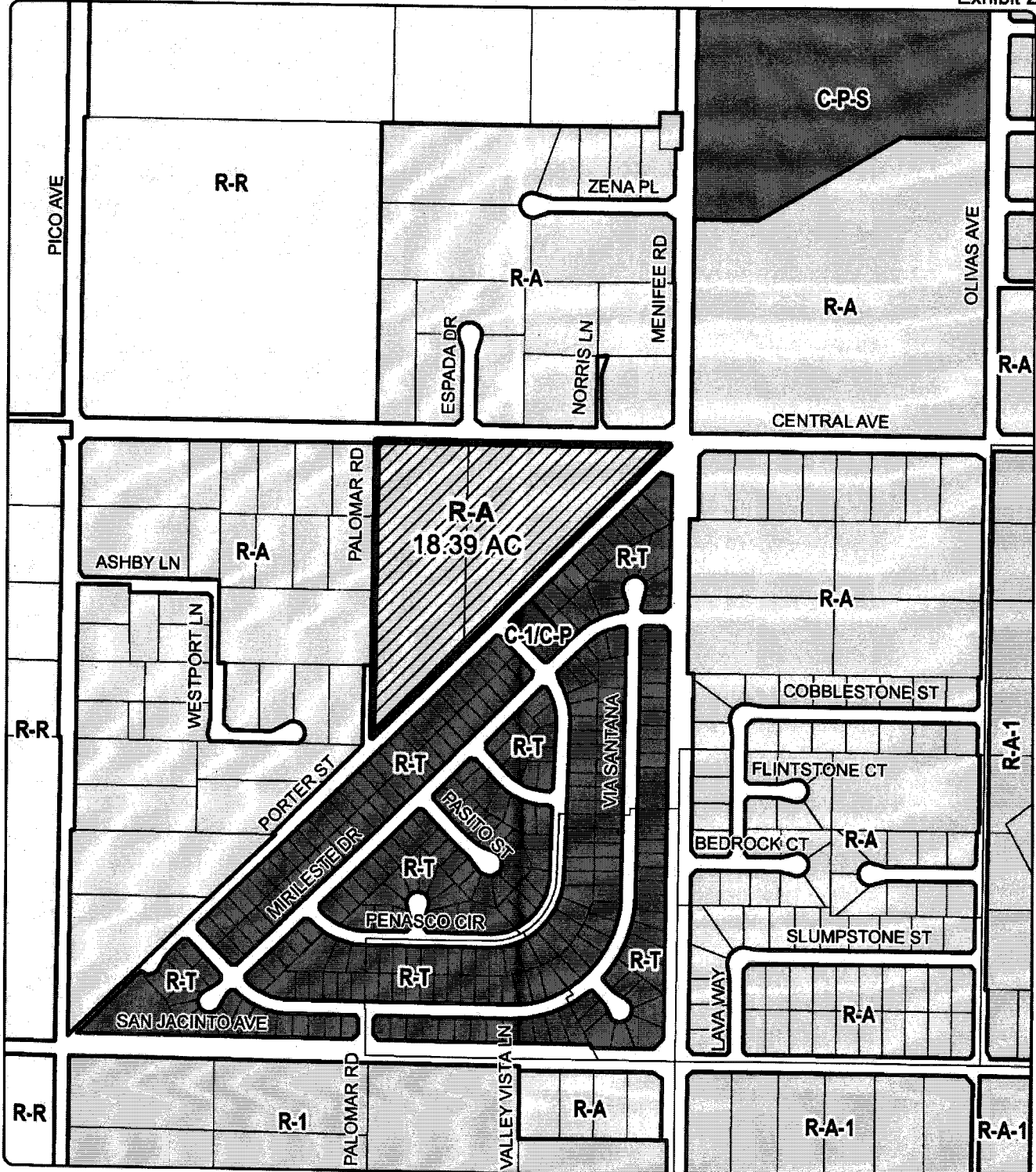
GPA01183

EXISTING ZONING

Supervisor: Ashley
District 5

Date Drawn: 08/10/2016

Exhibit 2



Zoning Area: Nuevo

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

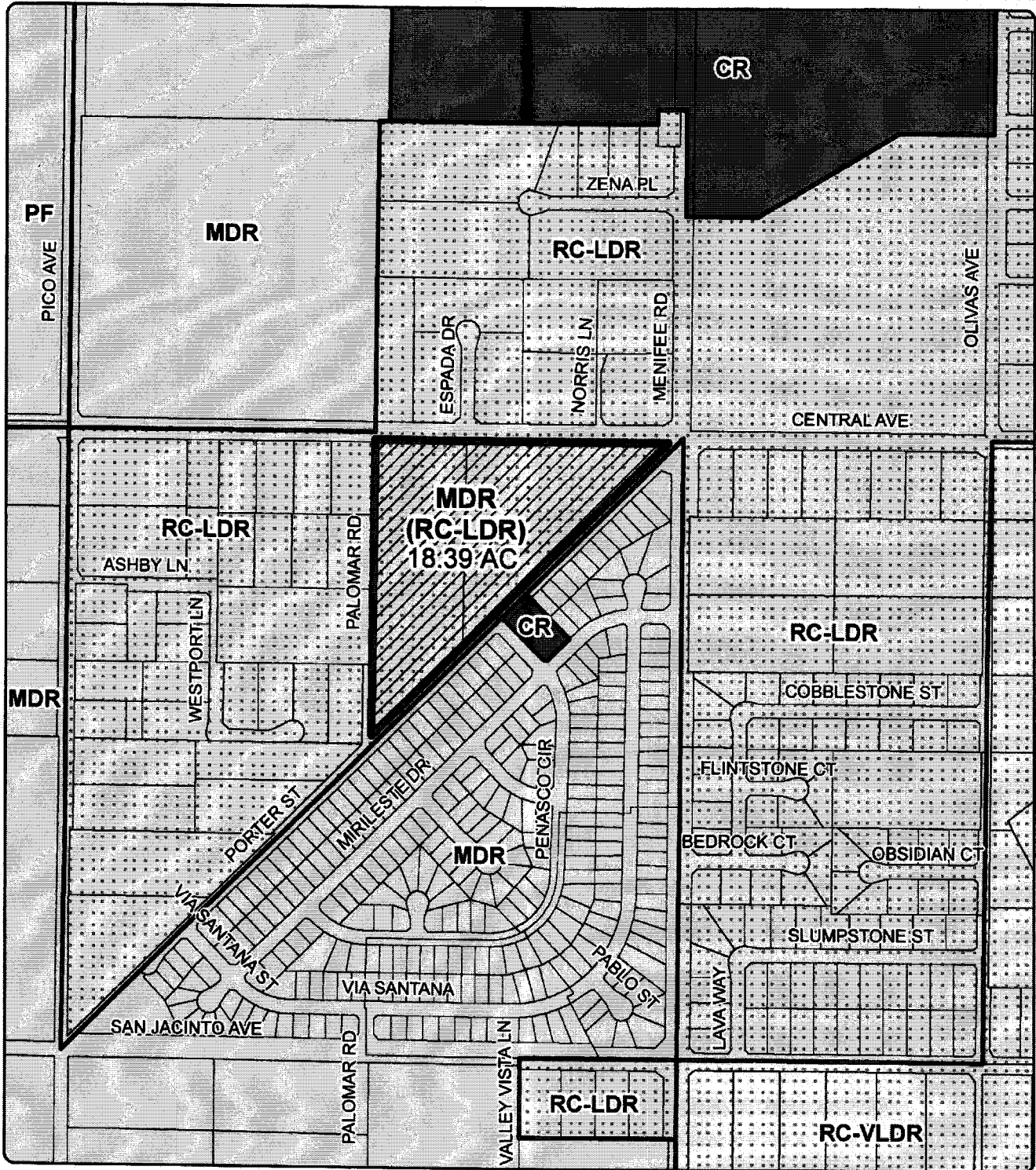
GPA01183

PROPOSED GENERAL PLAN

Supervisor: Ashley
District 5

Date Drawn: 08/10/2016

Exhibit 6



Zoning Area: Nuevo

Author: Vinnie Nguyen



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UNITED ENGINEERING GROUP

Foundation
Amendment
Findings

County of Riverside, California

May 2016

Prepared for

TRIADA

Richard Marcus

14175 Rancho Vista Bend
Rancho Santa Fe, CA 92130

10602 TRADEMARK PKWY, SUITE 509 | RANCHO CUCAMONGA, CA 91730
909-466-9240

FOUNDATION AMENDMENT

FINDINGS

FOR

TRIADA

Submitted to

County of Riverside, California

May 2016

PROPERTY OWNER

Richard Marcus
14175 Rancho Vista Bend
Rancho Santa Fe, CA 92130
(303) 689-7000

AGENT

Providence Residential Development Group LLC
Attn: Oliver Cagle
27312 Paseo Placentia
San Juan Capistrano, CA 92675
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ENGINEER

United Engineering Group
10602 Trademark Pkwy
Suite 509
Rancho Cucamonga, CA 91730
(909) 466-9240

UEG Project No. 30091

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1.0 PURPOSE OF REQUEST

The subject property contains approximately 18.36 acres and is located at the southwest corner of Central Avenue and Menifee Road, just east of the City of Perris, in the Lakeview/Nuevo Area Plan. The project is concurrently processing a Tentative Tract Map (TR37134) which proposes 75 single family residential lots. The overall project density is 4.08 du/ac and the average lot size is approximately 6,000 square feet. (See *Figure 1 – Vicinity Map & Figure 2 – Proposed Project*)

The subject property is contained within a small finger of land which has a general plan land use designation of Rural Community – Low Density Residential (RC-LDR), (See *Figure 3 – General Plan Area*) while the designation for much of the area surrounding this property is Medium Density Residential (MDR). The general plan also calls for large portions of Commercial Retail (CR) land less than ½ mile north of the subject property as well as 1 mile west of the property. To support these commercial uses, the general plan circulation element contains several arterial streets connecting the MDR and CR areas west of Menifee Road. (See *Figure 4 – Circulation Element Roads*)

In addition, extensive analysis has been done to identify the hydrologic impacts to this area. Although the site is located outside the San Jacinto River Policy Area, the contributing drainage patterns to the river, from properties to the east of Menifee, can also be significant. As recognized above, the circulation element contains several arterial streets in the immediate area. In order for these arterial streets to function at the level intended, the surrounding developments will be required to construct the infrastructure needed to keep these streets dry. This infrastructure is not typical of “rural communities” and creates a burden that large lot subdivisions cannot bear. The purpose of this request is to ask the County of Riverside to consider a land use change for the subject property from RC-LDR to MDR in order to increase compatibility with the surrounding area, ease the burden of needed drainage infrastructure and stimulate the development of the designated commercial areas in the immediate vicinity.

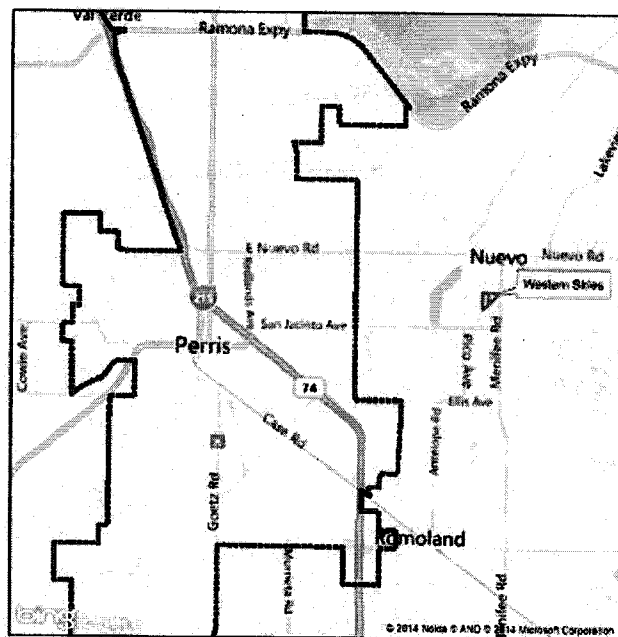


Figure 1 - Vicinity Map



Figure 2 - Proposed Project

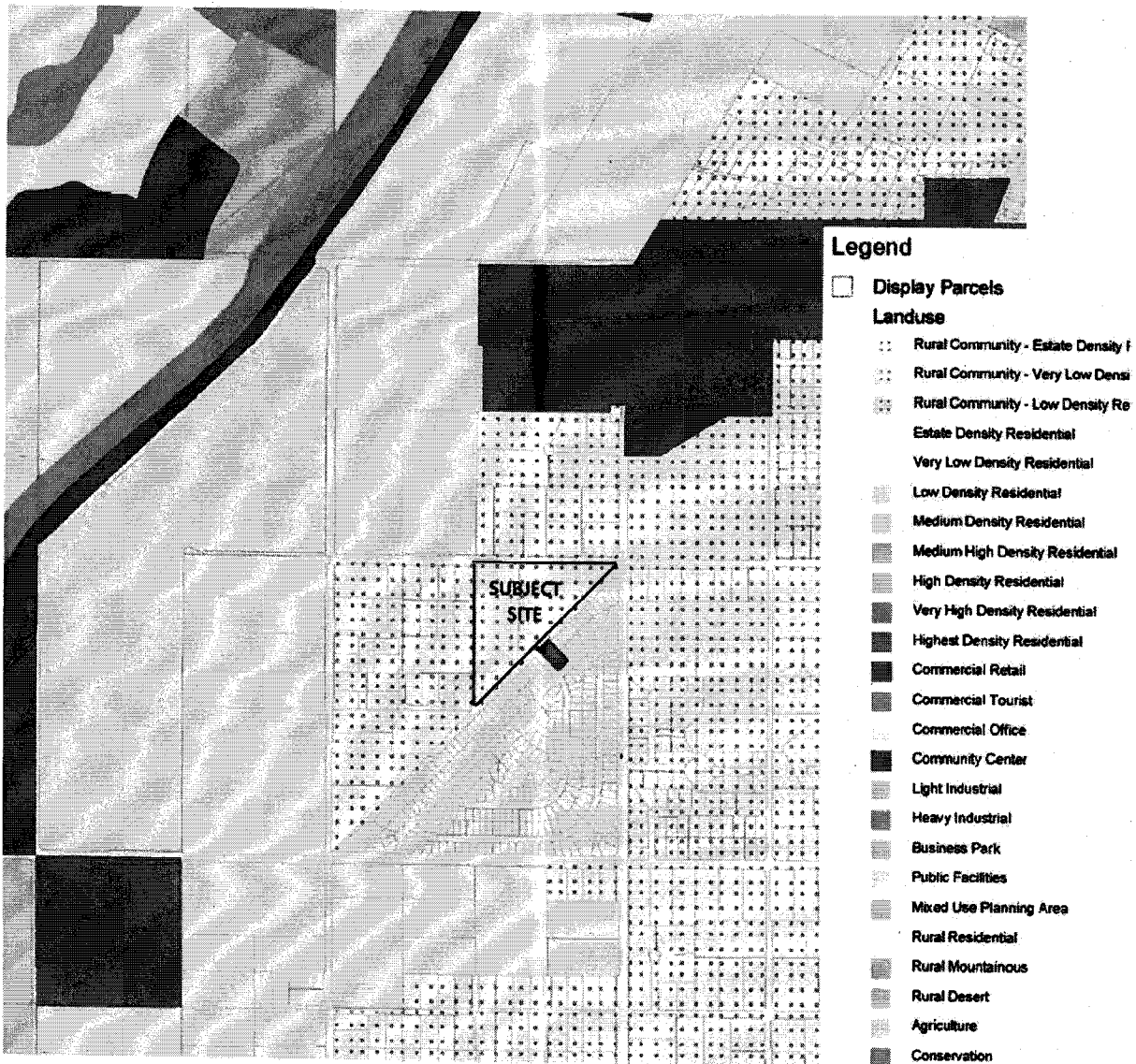


Figure 3 - General Plan Area

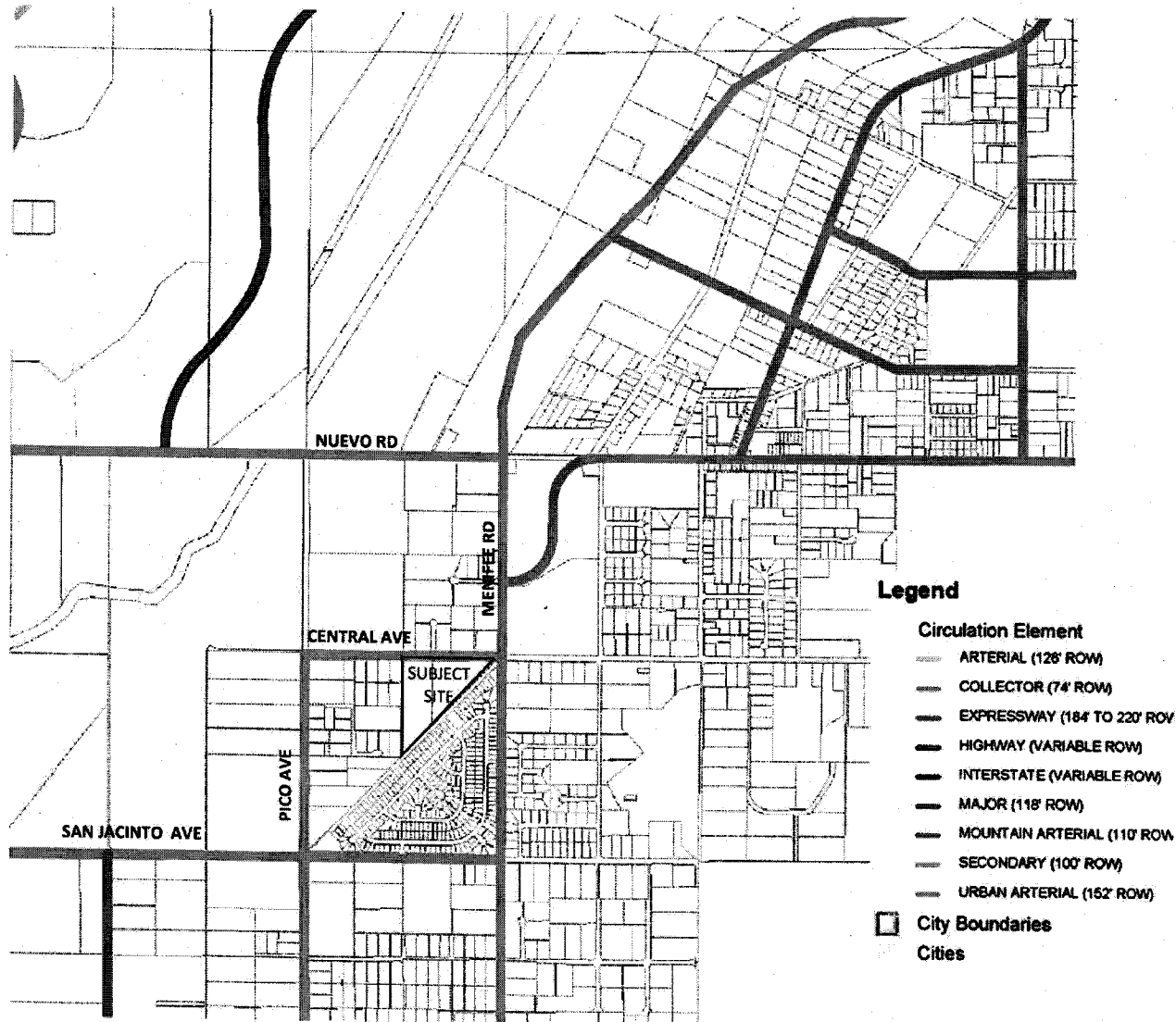


Figure 4 - Circulation Element Roads

2.0 RELATIONSHIP TO SURROUNDING PROPERTIES

The surrounding properties in the area make up a random mix of existing and proposed single family developments. (See **Figure 5 – Surrounding Developments**) To the west of the property there is a small pocket of homes on 1 acre lots. To the east and south there are existing mobile home units and single family homes on 7200 sf lots. This specific plan also contains a small commercial parcel on the corner of Penasco Circle and Porter Street.

The surrounding General Plan land use designations are as follows:

- North: Low Density Residential (RC-LDR) and Medium Density Residential (MDR)
- South: Medium Density Residential (MDR) and Commercial Retail (CR)
- East: Medium Density Residential (MDR)
- West: Low Density Residential (RC-LDR)



Figure 5 - Surrounding Developments

3.0 GENERAL PLAN AMENDMENT JUSTIFICATION

3.1 Foundation Amendment Findings

The County of Riverside opens a General Plan Review cycle every 8 years in order to assess the General Plan process, its overall impacts on the Riverside County Vision and its implementation. As referenced in the County General Plan, Chapter 11.3.a, a project must demonstrate that *the proposed request is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.*

In order to provide this justification, we analyzed this proposal against the applicable current General Plan Land Use Element Policies.

3.1.1 Riverside County General Plan

The County's General Plan is a comprehensive planning process that establishes the fundamental values shaping the future and quality of life in the County. The Land Use element of the General Plan sets standards and intensity for development throughout the County by identifying certain policies used to direct land use.

The subject property is designated as Rural Community – Low Density Residential (RC-LDR). Per the general plan this designation *provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component equestrian and other animal keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre.*

Justification – This area creates a pocket of RC-LDR surrounded by MDR and C-R designations. Two designations that do not typically mesh well with uses that allow animal keeping.

3.1.1.1 Policies

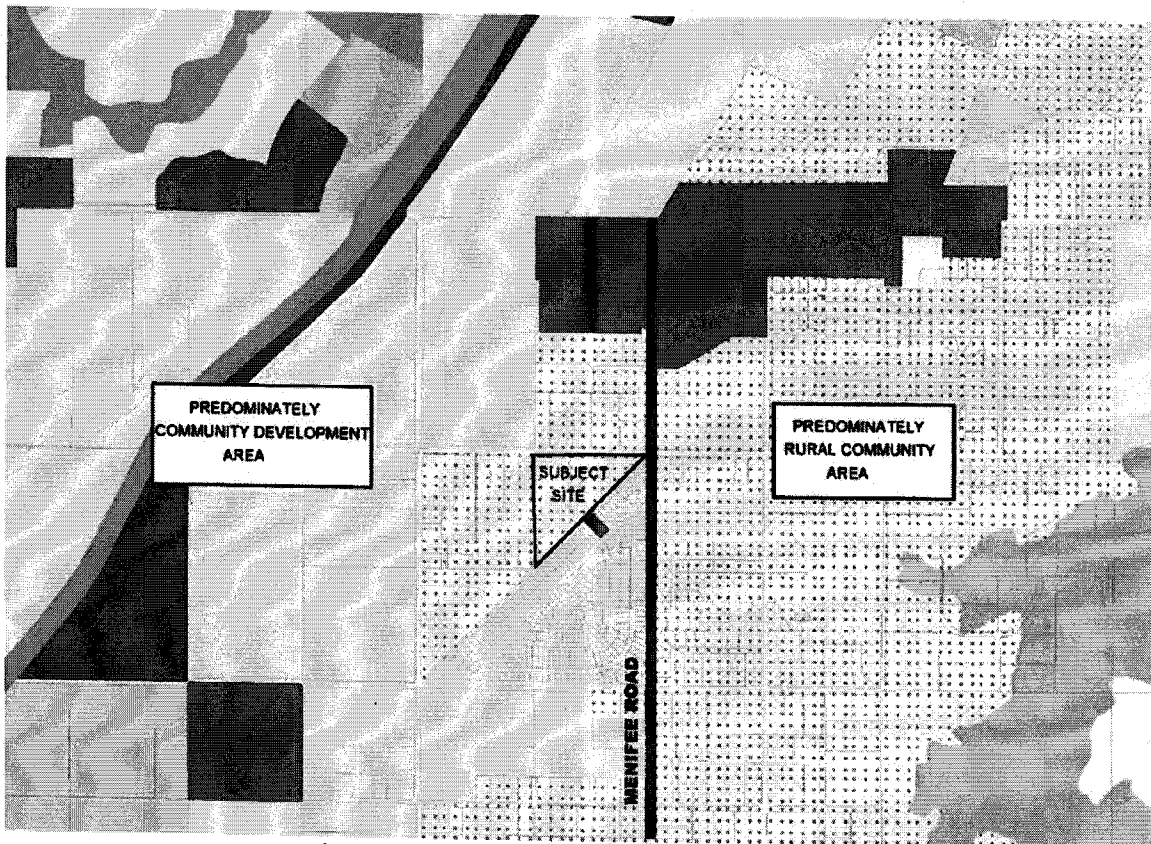
Policy LU 22.1 – Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance.

➤ **Justification** - The subject property is bound by Menifee Road (a 152' Urban Arterial) to the east, Central Avenue (a 100' Secondary Arterial) to the north and an existing mobile home park (MDR) to the south, which already give the immediate area a more urban appearance. Furthermore, the site itself is very

flat and contains no special topographic features or rock outcroppings for preservation.

Policy LU 22.2 – Require that adequate and available circulation facilities, water resources, sewer facilities, and/or septic capacity exist to meet the demands of the proposed land use.

- **Justification** - The existing utilities in the area along with the General Plan Circulation element give reason as why this area should be considered for a change to MDR. The subject property is surrounded by existing MDR and has Nuevo Water Company and EMWD facilities within the adjacent streets. The circulation map shows several arterial roads connecting the surrounding area to the C-R designated land at Menifee Road and Nuevo Road. In addition, Menifee Road appears to create a boundary between the Rural Community



designated area of the Lakeview/Nuevo Plan and the Community Development area lying west of Menifee Road. (See Figure 6)

Figure 6 - Menifee Road creates a boundary of predominately RC areas to the east

Policy LU 22.3 – Ensure that development does not adversely impact the open space and rural character of the surrounding area.

- **Justification** – The change from RC-LDR to MDR would not have an adverse impact to the open space or rural character of the area as the subject property is surrounded by MDR designations and is within close proximity to a large C-R designated area. It has major general plan roads carrying traffic from other MDR properties through the area and is located within close proximity to the San Jacinto River, which will contain trails and open space for pedestrian travel and recreation to the area residents. The project will also contain its own open space and trail amenities which will ultimately connect to the Regional Trail on Pico Avenue. Furthermore, the project will be developed in conformance with the design guidelines and regulations of the Lakeview/Nuevo Area Plan.

Policy LU 22.4 – Encourage clustered development where applicable 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 Community Development Foundation Component, 10,000 square foot minimum lots may be considered.

- **Justification** – Clustering for the subject property would not be feasible as the area is already subdivided into smaller parcels (less than 10 acres). However, per this policy, the project would qualify for clustering due its proximity to other Community Development Foundation Component land.

Policy LU 22.5 – Encourage parcel consolidation.

- **Justification** – This area is already surrounded by MDR or C-R designated land as well as existing MDR developments. Parcel consolidation would not be appropriate for this immediate area.

Policy LU 22.6 – Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character.

- **Justification** – The subject property is located in an area surrounded by MDR development and arterial roads. On several surrounding developments the County is encouraging trails, recreations and other typically suburban amenities, which is contradictive to this policy.

Policy LU 22.7 – Small-scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:

- The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.
- The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major highway.
- The proposed use may not be located within 2 miles of a Commercial land use designation.
- The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend in with the rural nature of the area.
- The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone.
 - Justification – The subject property is located less than a half mile from the largest assemblage of commercial land in the Lakeview/Nuevo area plan. (approx. 152 acres) It is connected to this commercial hub by Menifee Road and Pico Ave, both major arterial roads. This development trend resembles that of the Community Development Foundation Component, not Rural Community, and does not warrant small rural commercial zoned areas.

Policy LU 22.8 – An amendment from the Rural Community Foundation Component that meets the following criteria may be considered as an entitlement/policy amendment and processed as defined in Section 2.4 General Plan Technical Amendments and Entitlement/Policy Amendments of Ordinance No. 348:

- This amendment shall be located within a city's sphere of influence area.
- This amendment shall be located within an existing community that is characterized by lots smaller than 20,000 square feet in net area.
- There shall be a Memorandum of Understanding between the County of Riverside and the city that ensures adequate infrastructure, including sewer services for the establishment of lots smaller than one acre.
- This amendment shall be processed with a tract or parcel map and approved with a conditions of approval that requires the extension of a sewer line.

- **Justification** – The subject property meets 3 out of 4 of these criteria, the exception being it is not located within a City's sphere of influence. The subject property is within an area dominated by lots that are less than 20,000 square feet (both existing and entitled). Sewer and water infrastructure is provided by Eastern Municipal Water District and Nuevo Water Company respectively. The subject property is also processing a Tentative Tract (TR31374) concurrently with this Foundation Change.

3.1.2 PAR #1432 County Concerns

As part of the overall General Plan process, this project submitted a Pre-Application Review approximately 1 year ago. As part of this review, the County issued comments as it relates to the proposed Tentative Tract Map and the surrounding area. In the PAR 1432 comment letter, dated May 27, 2015, the County had two main concerns:

Concern #1 – *While the proposed project is bordered by Medium Density Residential and Commercial Retail Land Designations to the south, the increased density of the proposed project may impact adjacent areas to the north, and west that are currently designated and zoned for lower intensity development.*

- **Response** – In response to this comment and in accordance with the guidelines set forth in the Lakeview/Nuevo Area Plan, the project is proposing additional buffering along the north side of the project. This area will incorporate drainage facility improvements as well as open space/recreational uses providing pedestrian circulation between Menifee Road and Palomar. This buffer area will provide over 80 additional feet of open space along the south side of Central Avenue. Along the west side, the proposed project will also buffer the existing residence with open space and larger lots. A large water quality area will be located next to the residence on Central Avenue and larger lots (Lots 1, 4 & 48) are proposed immediately adjacent to existing residences. In addition, the lots on all three sides of the tract will either front or side to the streets and open space areas. Providing for increased visibility and safety of the perimeter streets and trail areas.

Concern #2 – *The proposed open space intended for recreation may not meet the County standard of five (5) acres per 1,000 residents. As presented, the proposed project would have approximately 250 residents (3.21 residents x 78 units) which would require 1.25 acres of dedicated recreation space.*

- Response – Since the PAR comments, the project has been revised to increase the open space areas, which in turn reduced the overall lot count. The revised project contains 75 lots (241 residents) and contains over 2 acres of combine passive and active open space/park area along the south side of Central Avenue.

4.0 SUMMARY

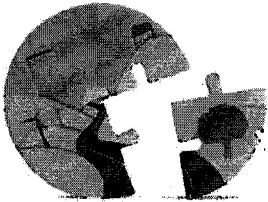
In summary, the subject property is located within an area of RC-LDR designated land, in the Lakeview/Nuevo Area Plan. The immediate area surrounding it is predominately MDR and is less than ½ a mile from the largest Commercial Retail designated area in the Lakeview/Nuevo Area Plan.

Menifee Road, which is designated in the Circulation Element as Urban Arterial is a natural delineation between rural and suburban areas, with the rural area located on the east side of Menifee Road and the suburban area located on the west.

In addition to Menifee Road, Pico Avenue and Central Avenue, both secondary arterials in the general plan, also traverse the immediate area. These roads connect the MDR designated land to the south and west to the commercial area located to the north on Nuevo Road. The eventual traffic that this circulation pattern will generate is not compatible with that of a “rural community”.

Lastly, the proposed project (TR37134) would contain larger lot and open space buffers to the few existing residences to the north and west, in conformance with the guidelines of the Lakeview/Nuevo Area Plan. The project contains lots which front or side the perimeter of the entire project, offering increased safety and street visibility.

Therefore, we respectfully request the County’s consideration of a Foundation Change for APN 309-060-001 and 309-060-004 from Rural Community to Community Development.



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

GPA 01183

I. GENERAL INFORMATION:

APPLICATION INFORMATION:

Applicant Name: Richard Marcus
Contact Person: Richard Marcus E-Mail: rmarcus@westernskiesgroup.com

Mailing Address: 14175 Rancho Vista Bend
Rancho Santa Fe CA 92130
City State ZIP

Daytime Phone No: (303) 881-5289 Fax No: (303) 770-7383

Engineer/Representative Name: United Engineering Group

Contact Person: Beau Cooper E-Mail: bcooper@unitedeng.com

Mailing Address: 10602 Trademark Pkwy, Suite 509
Rancho Cucamonga CA 91730
City State ZIP

Daytime Phone No: (909) 466-9240 x203 Fax No: (480) 705-5376

Property Owner Name: Richard Marcus

Contact Person: Richard Marcus E-Mail: rmarcus@westernskiesgroup.com

Mailing Address: 14175 Rancho Vista Bend
Rancho Santa Fe CA 92130
City State ZIP

Daytime Phone No: (303) 881-5289 Fax No: (303) 770-7383

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

**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.

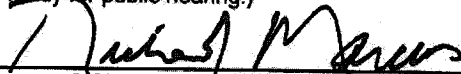
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.)

Richard Marcus

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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): 309-060-001 & 309-060-004

Approximate Gross Acreage: 18.39

General location (nearby or cross streets): North of Porter Street, South of Central Avenue, East of Palomar Road, West of Meniffee Road

Existing General Plan Foundation Component(s): Rural Community

Proposed General Plan Foundation Component(s): Community Development

Existing General Plan Land Use Designation(s): Low Density Residential

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

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

Existing Zoning Classification(s): R-A

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

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

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

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

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): _____

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		X
Gas Company	Southern California Gas Company		X
Telephone Company	Verizon		X
Water Company/District	Nuevo Water Company	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?	
Sewer District	Eastern Municipal Water District	Yes	No
		X	

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

Dry utilities located in adjacent subdivision (+/- 200')

Water & Sewer located in perimeter streets (no offsites required)

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_Viewor/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 5/9/16

Owner/Representative (2) _____ Date _____

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.)

See attached Foundation Amendment Findings

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 GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP 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 GPIP 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. 1183 (Foundation and Entitlement/Policy) – APPLICANT: Marcus Richard – **ENGINEER/REPRESENTATIVE:** United Engineering Group – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area – **ZONE:** Residential Agriculture (R-A) – **LOCATION:** South of Central Avenue, north of Porter Street, west of Pico Avenue, and east of Menifee Road – **PROJECT SIZE:** 18.39 gross acres – **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 – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email jhildebr@rctlma.org – **APNs:** 309-060-001 and 309-060-004.

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>

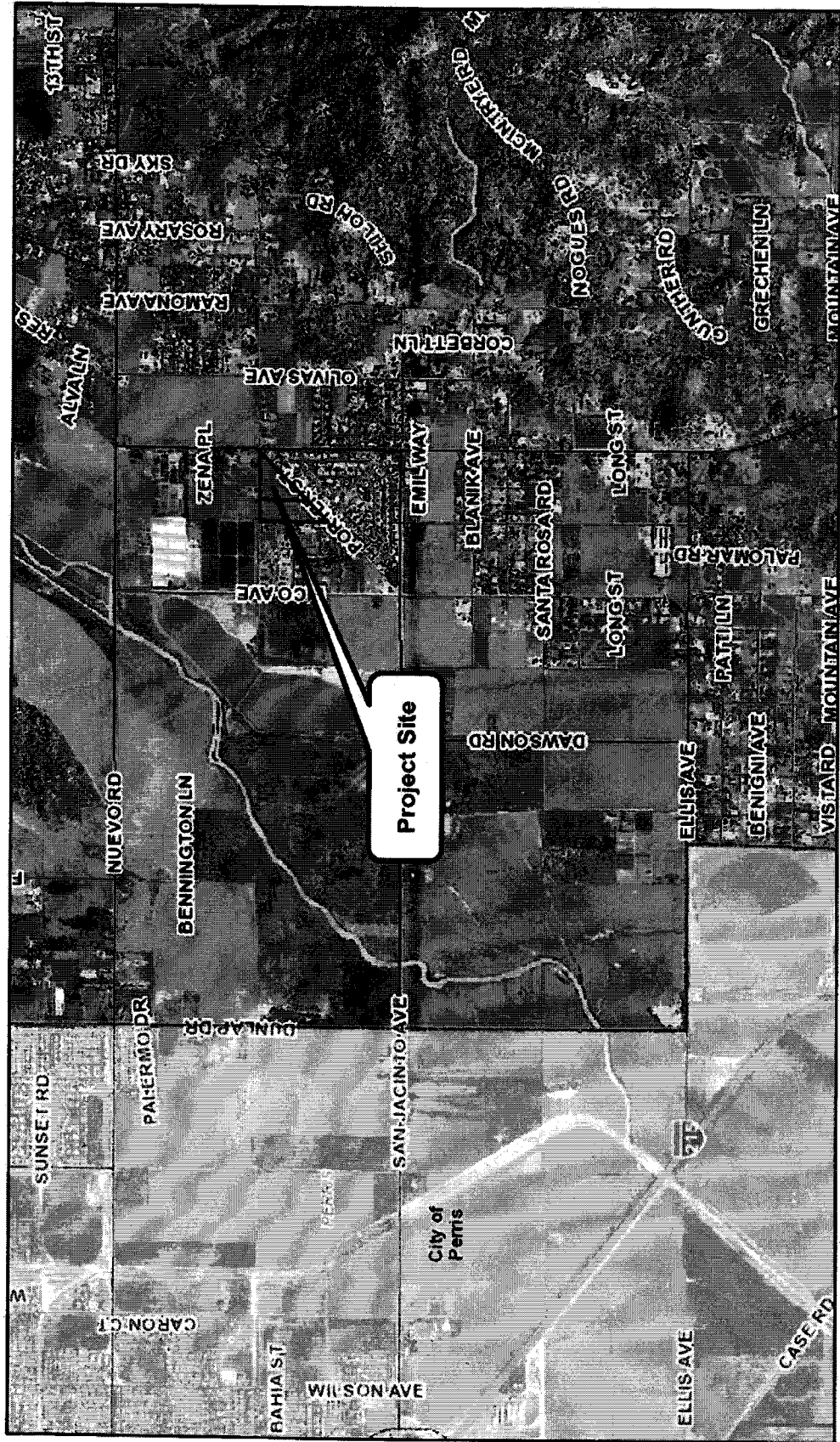
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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





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Ad Copy:

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 LAKEVIEW / NUEVO AREA, 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 Marcus Richard - United Engineering Group, on **General Plan Amendment No. 1183**, which proposes to amend the General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend the land use from Low Density Residential (LDR) (1/2 acre minimum) to Medium Density Residential (MDR) (2-5 du/ac) on two parcels totaling 18.39 gross acres ("the project"). The project is located south of Central Avenue, north of Porter Street, east of Palomar Road, west of Menifee Road, in the Lakeview - Nuevo Area, Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1183**.

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@rcplma.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

1/20

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2017 JAN 26 AM 10:26



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 1183

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 8:41 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: GPA 1183

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 8:40 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

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

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 LAKEVIEW / NUEVO AREA, FIFTH SUPERVISORIAL DISTRICT

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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 1183

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 8:42 AM
To: Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann
Subject: RE: FOR POSTING: GPA 1183

Good Morning,

The attached notice has been received and will be posted today.

Thank you,
Bonnie

From: Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]
Sent: Tuesday, January 17, 2017 8:40 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 1183

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

Confidentiality Disclaimer

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County of Riverside California

15.3 1/24/17
3354

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.

800 777 6108

2017-1-133968

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

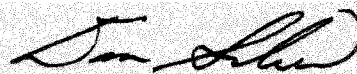
The Planning Department should provide an objective determination of whether additional 8 acres commercial retail capacity beyond that already in the General Plan is needed in this location.

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 10:27

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

**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 Miller

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

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 15.3

PLEASE STATE YOUR POSITION BELOW:

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

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