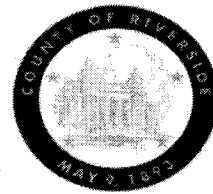


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM  
15.1  
(ID # 3439)

MEETING DATE:

Tuesday, January 31, 2017

FROM : TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING:  
GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN  
AMENDMENT NO. 1167 (Foundation and Entitlement/Policy) – Applicant:  
Beresford Properties, LLC – Engineer/Representative: Environmental Science  
Associates – First Supervisorial District – Southwest Area Plan – Walker Basin  
Policy Area – Rancho California Zoning Area – Zoning: Residential Agriculture  
(R-A-5) – Location: East of Carancho Road, North of Calle Nuevo, west of El  
Chaval Place, and south of Calle Capistrada – 6.1 gross acres – REQUEST:  
Adopt an order initiating the proceedings for General Plan Amendment No. 1167,  
that proposes to amend the project site's General Plan Foundation Component  
from Rural (R) to Community Development (CD) and to change its Land Use  
Designation from Rural Mountainous (RM) to Commercial Retail (CR), on 1  
parcel, approximately 6.1 gross acres. [Applicant Fees 100%]

**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. 1167**,  
based on information provided by the applicant and comments received from the  
Planning Commission and General Plan Advisory Committee.

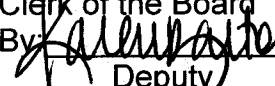
**ACTION:** Policy

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Ashley 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 31, 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. 1167 is a General Plan Foundation Component Amendment to change the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to change its Land Use Designation from Rural Mountainous (RM) to Commercial Retail (CR), on ONE (1) parcel, approximately 6.1 gross acres. The project site is located east of Carancho Road, north of Calle Nuevo, west of El Chaval Place, south of Calle Capistrada and is within the Southwest 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, several accompanying applications are currently being reviewed by the County and include a Specific Plan, Tentative Tract Maps, and an EIR. These accompanying applications will be taken through the public hearing process in the future.

*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 October 19, 2016, Agenda Item 2.1, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the Commissioners discussed the proposed Foundation Component amendment as it related to the larger proposed development in the area. The Commission felt that the proposed Foundation Component amendment would be appropriate, as it would provide an opportunity to establish small commercial services for the existing and future residents in the area. This Foundation General Plan Amendment was recommended to the Board of Supervisors for initiation.

*General Plan Advisory Committee*

This application was considered by the General Plan Advisory Committee (GPAC) during a public meeting on August 18, 2016, Agenda Item 3.1, and was recommended for initiation to the Planning Commission.

During the GPAC meeting, the members discussed the project site and area in general. Noting a lack of commercial services, the GPAC felt that a small commercial area within the community would be appropriate to support the potential future residential development under the accompanying Tract Maps and Specific Plan.

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

**C.E.O. RECOMMENDATION:** Approve

**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.

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

**SUPPLEMENTAL:**

**Additional Fiscal Information**

N/A

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

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



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 24, 2017

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

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

RE: NOTICE OF PUBLIC MEETING: GPA 1167

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, January 27, 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

Printed at: 9:18 am  
On: Tuesday, Jan 24, 2017

Ad #: 0010231959  
Order Taker: neller

# THE PRESS-ENTERPRISE

## Classified Advertising

### Proof

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
(951) 684-1200  
(800) 514-7253  
(951) 368-9018 Fax

#### Account Information

Phone #: 951-955-1066  
Name: BOARD OF SUPERVISORS  
Address: COUNTY OF RIVERSIDE  
P.O. BOX 1147  
RIVERSIDE, CA 92502

Account #: 1100141323  
Client:  
Placed By: Cecilia Gil  
Fax #:

#### Ad Information

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

Start Date: 01/27/2017  
Stop Date: 01/27/2017  
Insertions: 1 print / 1 online

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

Size: 2 X 79 Li  
Bill Size: 158.00

Amount Due: \$229.10

#### 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 SOUTHWEST - WALKER BASIN AREA, FIRST 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 31, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider initiation proceedings for the application submitted by Beresford Properties, LLC - Environmental Science Associates, on **General Plan Amendment No. 1167**, which proposes to amend the General Plan Foundation Component from Rural (R) to Community Development (CD) and amend the land use from Rural Mountainous (RM) to Commercial Retail (CR), on one parcel, approximately 6.1 gross acres ("the project"). The project is located east of Carancho Road, north of Calle Nuevo, west of El Chaval Place, and south of Calle Capistrada in the Southwest Area Plan - Walker Basin Policy Area, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1167**.

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@rctima.org](mailto:jhildebr@rctima.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](mailto:LWagner@rivco.org), 72 hours prior to the meeting.

Dated: January 24, 2017  
Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

1/27

**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 SOUTHWEST – WALKER BASIN AREA, FIRST SUPERVISORIAL DISTRICT**

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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](mailto:LWagner@rivco.org), 72 hours prior to the meeting.

Dated: January 24, 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 24, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC MEETING**

GPA 1167

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 31, 2017 @ 10:30 A.M.

SIGNATURE: Cecilia Gil      DATE: January 24, 2017  
Cecilia Gil



**Gil, Cecilia**

---

**From:** Kennemer, Bonnie <bkenne@asrclkrec.com>  
**Sent:** Tuesday, January 24, 2017 8:34 AM  
**To:** Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann  
**Subject:** RE: FOR POSTING: GPA 1167

Good Morning,

The notice has been received and will be posted today.

Thank you,  
Bonnie

---

**From:** Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]  
**Sent:** Tuesday, January 24, 2017 8:31 AM  
**To:** Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenne@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Subject:** FOR POSTING: GPA 1167

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**

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**

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



January 28, 2017

*VIA ELECTRONIC MAIL*

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

**RE: Items 15.1 – 15.5, General Plan Initiation Proceedings, January 31, 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.

15.1 1/31/17  
2017-1-134007

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. 1167 (Southwest Area Plan) – Support initiation**

This proposal is consistent with the General Plan as revised

#### **15.2 GPA No. 1169 (Elsinore) – Support initiation if there is an alternative with enhanced biological benefits**

The project can shift density from natural lands, consolidate development at relatively high densities, and protect significant open space. We concur that MSHCP consistency can be achieved – and even produce net biological benefits with some *redesign*.

However a case has not been made this is a priority location for additional housing capacity, in terms of ameliorating jobs-housing imbalance, having access to current or future transit, and/or reducing average per capita vehicle miles traveled and GHG emissions. *Simply being near a freeway or being adjacent to similar development are insufficient planning rationales.*

That said, we would support initiation *under the condition* that the alternatives developed in the EIR include a site design that not only achieves MSHCP consistency but *enhances riparian connectivity around the lake.*

#### **15.3 GPA No. 1172 (Lake Mathews) – More information needed**

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

#### **15.4 GPA No. 1176 (Southwest Area Plan) – Support initiation**

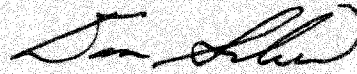
This remedies a non-conforming use.

#### **15.5 GPA No. 1202 (Southwest Area Plan) – Support initiation**

The argument is adequately made that the rural residential use is more appropriate to the site.

Thank you for considering our views.

Yours truly,

A handwritten signature in cursive script, appearing to read "Dan Silver", is centered on the page. The signature is written in black ink on a light-colored background.

Dan Silver  
Executive Director

**Maxwell, Sue**

---

**From:** Dan Silver <dsilverla@me.com>  
**Sent:** Saturday, January 28, 2017 12:30 PM  
**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 15.1-15.5, General Plan Initiation Proceedings, January 31, 2017  
**Attachments:** EHL-BoS-GIPs-Items15.1-5-1.31.17.pdf

*VIA ELECTRONIC MAIL*

January 28, 2017

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

**RE: Items 15.1-15.5, General Plan Initiation Proceedings, January 31, 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](mailto:dsilverla@me.com)  
[www.ehleague.org](http://www.ehleague.org)

2017 JAN 28 PM 0:30

# **BOS**

## **Report Package**

Meeting Date: Tuesday, January 31, 2017



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING COMMISSION  
MINUTE ORDER  
OCTOBER 19, 2016**

**I. AGENDA ITEM 2.1**

**GENERAL PLAN AMENDMENT NO. 1167 (FOUNDATION AND ENTITLEMENT/POLICY) –**

APPLICANT: Beresford Properties, LLC – ENGINEER/REPRESENTATIVE: Environmental Science Associates – First Supervisorial District – Southwest Area Plan – Santa Rosa Plateau Policy Area and Walker Basin Policy Area – Rancho California Zoning Area – ZONE: Residential Agriculture (R-A-5) and Open Area Combining Zone – Residential Development (R-5) – LOCATION: East of Carancho Road, North of Calle Nuevo, west of El Chaval Place, and south of Calle Capistrada – PROJECT SIZE: 573 gross acres.

**II. PROJECT DESCRIPTION:**

Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan, on 29 parcels, totaling approximately 573 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](mailto:jhildebr@rctlma.org).

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

**IV. CONTROVERSIAL ISSUES:**

None

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

A vote of 4.0 (Commissioner Valdivia was absent)

**RECOMMENDS THE ITEM MOVE FORWARD TO THE BOARD OF SUPERVISORS.**

**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](mailto:mcstark@rctlma.org).

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



October 17, 2016

*VIA ELECTRONIC MAIL*

Planning Commission  
County of Riverside  
4080 Lemon St  
Riverside CA 92501

**RE: Items 2.1 – 2.12: General Plan Initiation Proceedings, October 19, 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) the most 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. While 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. As best I can tell, 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. 1167** – Southwest Area Plan – Santa Rosa Plateau Policy Area and Walker Basin Policy Area –573 gross acres – REQUEST: Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan

#### **Support initiation**

This proposal is consistent with the General Plan as revised

**2.2 GENERAL PLAN AMENDMENT NO. 1169** – Elsinore Area Plan – Temescal Zoning District – ZONE: Natural Assets (NA), Watercourse, Watershed, and Conservation Areas (W-1), and Rural Residential (R-R) – LOCATION: Generally located North of I-15, east of Canyon Circle, and surrounding Corona Lake – PROJECT SIZE: 548 gross acres – REQUEST: Proposal to amend and reconfigure portions of the project site's General Plan Foundation Components from Open Space (OS) and Rural (RUR) to Community Development (CD) and amend its Land Use Designations from Rural (RUR) and Rural Residential (RR) to Conservation (C), Medium High Density Residential (MHDR), and High Density Residential (HDR)

#### **More information needed**

The project has the positive potential to shift density from natural lands, consolidate development at relatively high densities, and protect significant open space. After obtaining more information from the applicant, we now concur that

MSHCP consistency can be achieved – and even produce net biological benefits with some redesign.

However a case has not been made this is a priority location for additional housing capacity, in terms of ameliorating jobs-housing imbalance, having access to current or future transit, and/or reducing average per capita vehicle miles traveled and GHG emissions. *Simply being near a freeway or being adjacent to similar development are insufficient planning rationales.*

If a more compelling planning case can be made, we would support initiation under the condition that alternatives considered include a site design that not only achieves MSHCP consistency but enhances biological resources and riparian connectivity around the lake.

**2.3 GENERAL PLAN AMENDMENT NO. 1172** – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – ZONE: Residential- Agriculture (R-A) – Location: Northerly of Van Buren Boulevard, southerly of Iris Avenue, easterly of Gamble, and westerly of Chicago Avenue – PROJECT SIZE: 1.87 gross acres – REQUEST: Proposal to amend the project site’s Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on one parcel

**More information needed**

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

**2.4 GENERAL PLAN AMENDMENT NO. 1173** – Mead Valley Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) – LOCATION: Generally located east of Day Street, north of Nance Street, west of Decker Road, and south of Oleander Avenue – PROJECT SIZE: 19.16 gross acres – REQUEST: Proposal to amend a 4.2 acre portion of 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) (1 acre minimum) to Light Industrial (LI), on one parcel

**Support initiation**

The changes proposed reduce conflicts between residential and business park uses.

**2.5 GENERAL PLAN AMENDMENT NO. 1175**– Mead Valley Area Plan – Good Hope Zoning Area – Zoning : R-R (Rural Residential) – Location: North of Highway 74, south of Mountain Avenue, east of Betty Road, and west of Marie Street – 6.59 gross acres – 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 Light Industrial (LI), on two parcels

**More information needed**

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

**2.6 GENERAL PLAN AMENDMENT NO. 1185** – Temescal Valley Area Plan – Glen Ivy Zoning Area – ZONE: Controlled Development (W-2) and (W-2-10), One-Family Dwellings (R-1), General Commercial (C-1/C-P), and Mineral Resources & Related Manufacturing (M-R-A) – LOCATION: Generally located southwest of I-15 Freeway, south of Glen Ivy Road, and northeast of the Cleveland National Forest – PROJECT SIZE: 82.5 gross acres – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Rural (R) and Open Space (OS) to Community Development (CD), and amend its Land Use Designations from Rural Mountainous (RM), Mineral Resources (MR), Low Density Residential (LDR), and Commercial Tourist (CT) to Mixed Use Area (MUA) for the purpose of establishing a Specific Plan over the Glen Ivy Hot Springs Resort, on six parcels

**Oppose initiation unless modified**

We understand that staff has proposed the use of a flexible Mixed Use Area designation for the entire site. In any case, while the eventual substitution of a Specific Plan for the current mix of low-density rural and commercial uses has the potential to consolidate development and create natural open space, the current site design fails. We are concerned that the proposed medium density “resort housing” lacks planning justification. There has been no showing that increased housing capacity in this location advances any of the planning goals outlined above. Instead, the “Resort/Wellness Retreat” should go forward *absent* the adjacent housing or, at a minimum, consolidate lesser development at higher density on *a much* smaller footprint immediately adjacent to the resort. This is far more consistent with actual “resort housing” than the suburban tracts proposed. Such a design would also enhance the surrounding Conserved Habitat and increase the amenity value of the resort.

**2.7 GENERAL PLAN AMENDMENT NO. 1189** – Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Light Agriculture (A-1-5) and Residential Agriculture (R-A-1) – LOCATION: North of Cajalco Road, west of La Sierra, south of Tin Mine Road, and east of Eagle Canyon Road – PROJECT SIZE: 36 gross acres – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Open Space (OS) to Community Development (CD) and amend its Land Use Designation from Conservation Habitat (CH) to Commercial Retail (CR) and Low Density Residential (LDR), on two parcels

**Oppose initiation unless modified**

According to the applicant, the Open Space Conservation Habitat was applied in error and the property is not part of the MSHCP preserve. If correct, this justifies the initiation of a GPA. However, the proposal for Community Development and a mix of low density residential and commercial retail is excessive and out of character with surrounding Rural. Instead, a Technical Amendment can be processed that simply corrects the current designation.

**2.8 GENERAL PLAN AMENDMENT NO. 1192** — Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Residential Agricultural (R-A-5) – LOCATION: Generally located northeast of Van Buren Boulevard, east of Firethorn Avenue, and west of Regency Ranch Road – PROJECT SIZE: 10.3 gross acres – 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 Commercial Retail (CR), on three parcels

**More information needed**

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

**2.9 GENERAL PLAN AMENDMENT NO. 1193** – Elsinore Area Plan – Cleveland Zoning Area – ZONE: Rural Residential (R-R) – LOCATION: Generally located north of Saint Gallen Way, west of Calle De Lobo, south of Cleveland National Forest, and east of Calle De Companero – PROJECT SIZE: 57.12 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Open Space (OS) to Rural (R) and amend its Land Use Designation from Rural (RUR) to Rural Residential (RR), on one parcel

**Oppose initiation**

This is a meritless proposal to change properly designated Open Space-Rural to Rural residential, increasing the density by a factor of four. Open Space Rural was correctly applied due to constraints such as severe fire hazard. Please don't put more and more life and property at risk of wildfire.

**2.10 GENERAL PLAN AMENDMENT NO. 1196** – Lake Mathews/Woodcrest Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cajalco Wood – LOCATION: South of Markham Street, east of Wood Road, west of Luck Lane, and north of Cajalco Road – PROJECT SIZE: 238.5 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 Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Medium Density Residential (MDR), on 14 parcels

**More information needed**

This is a proposal to replace a dysfunction Rural Community designation with Community Development within Mead Valley. It could be considered “infill” of sorts that uses urbanized land more efficiently. However, a strong planning rationale has not been made in terms of this being a priority location for additional housing capacity, ameliorating jobs-housing imbalance, having access to current or future transit, and/or reducing average per capita vehicle miles traveled and GHG emissions. If this case can be made, then we would support initiation.

**2.11 GENERAL PLAN AMENDMENT NO. 1198** – Mead Valley Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) – LOCATION: North of Oakwood Street, south of Cajalco Expressway, east of Tyler Road, and west of Seaton Avenue – PROJECT SIZE: 23 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 Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on one parcel

**More information needed**

This is a proposal to replace a dysfunction Rural Community designation with Community Development within Mead Valley. It could be considered “infill” of sorts that uses urbanized land more efficiently. However, a strong planning rationale has not been made in terms of this being a priority location for additional housing capacity, ameliorating jobs-housing imbalance, having access to current or future transit, and/or reducing average per capita vehicle miles traveled and GHG emissions. If this case can be made, then we would support initiation.

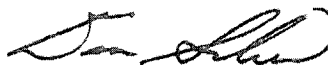
**2.12 GENERAL PLAN AMENDMENT NO. 1200** – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – ZONE: Residential Agricultural (R-A) – LOCATION: North of Krameria Avenue, south of Van Buren Boulevard, west of Porter Avenue, and east of Gardner Avenue – PROJECT SIZE: 1.91 gross acres – REQUEST: 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 Very Low Density Residential (VLDR) to Light Industrial (LI), on one parcel.

**Support initiation**

This is a proposal to conform the existing land use, which appears compatible with the surrounding area.

Thank you for considering our views.

Yours truly,

A handwritten signature in black ink, appearing to read "Dan Silver". The signature is fluid and cursive, with the first name "Dan" and last name "Silver" clearly distinguishable.

Dan Silver  
Executive Director


# PC

## Report Package

Meeting Date: Wednesday, October 19, 2016

Agenda Item No.: 2.1  
Area Plan: Southwest  
Supervisory District: First  
Project Planner: John Earle Hildebrand III

General Plan Amendment No. 1167  
Property Owner: Beresford Properties, Inc.  
Engineer/Representative: Eric Ruby

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1167 is a General Plan Regular Foundation Component Amendment to change an approximate 6 acre portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan, on 29 parcels, totaling approximately 573 gross acres. In addition, the applicant is requesting a General Plan Policy Amendment to the Walker Basin Policy Area, to allow for the implementation of commercial uses. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

**LOCATION:** East of Carancho Road, North of Calle Nuevo, west of El Chaval Place, and south of Calle Capistrada

**PROJECT APNs:** 935-370-005, 935-370-007, 935-370-008, 935-007-009, 935-370-010, 035-370-011, 935-370-0129, 935-370-013, 935-370-014, 935-370-015, 935-370-016, 935-370-017, 935-370-018, 935-370-019, 935-370-020, 935-370-021, 935-370-022, 935-370-023, 935-370-024, 935-370-025, 935-370-026, 935-370-027, 935-370-028, 935-370-029, 935-370-030, 935-370-031, 935-370-032, 935-370-033, and 935-370-034.

**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:

The proposed project includes a Specific Plan for a 573.09 acre area in the Walker Basin Policy Area within the Southwest Area Plan. The site is located within the Southwest Area Plan, the Santa Rosa Plateau/De Luz community, and the Walker Basin Policy Area. The Walker Basin Policy Area includes unique policies and provisions to guide future development of the project area. In particular, the following provision establishes the basis for the preparation of the Walker Hills Specific Plan.

*“The property’s specific plan designation was repealed, and the site’s general plan designation was amended to 5-acre minimum for the 385 acre residential portion of the site, and to Open Space Recreation for the golf course. Within this policy area, the County of Riverside may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application and may consider an increase in density of up to 25% above the maximum density allowed by the site’s existing general plan designation, provided that the WHSP is consistent with the applicable policies of the Walker Basin Policy Area and Southwest Area Plan.”*

In accordance with General Plan policy LU1.11 and the policies and precedents established by the Southwest Area Plan and corresponding Walker Basin Policy Area, the proposed Walker Hills Specific Plan does not constitute a “foundation-level” change and therefore is not subject to the eight-year Foundation General Plan Amendment cycles. The requested General Plan Amendment is a procedural action necessary to formalize the designation of the Specific Plan area. Upon adoption, the General Plan would be amended to designate the entire specific plan area as Community Development Specific Plan.

**Related Project Applications:**

The following case files are being processed in conjunction with this General Plan Amendment request:

- SP – 00393
- EIR – number to be assigned
- Change of Zone – number to be assigned
- TTM 36550

The following case files are related to the project site, but are being processed separately:

- TTM 36517
- TTM 36549

The following are historical cases related to the project site:

- Resolution No. 2003-184, 2003-373 and Ordinance 348.4116 – rescinded Specific Plan No. 172
- Resolution No. 2015-116 – General Plan Amendment to reclassify/reduce road widths to meet rural standards

**Area Plan Amendments:**

*Area Plan Map proposed for amendment:* Southwest Area Plan

*Existing designation:* Walker Basin Policy Area, Rural Mountainous and Open Space Recreation

*Proposed Designation:* Walker Hills Specific Plan – Community Development Specific Plan

*Justification:* The requested General Plan Amendment is a procedural action necessary to formalize the designation of the Specific Plan area. Upon adoption, the General Plan would be amended to designate the entire specific plan area as Community Development Specific Plan.

amended from OS- Recreation and R- Rural Mountainous to Split Foundation Specific Plan to include Rural Mountainous (R:RM), Open Space: Recreation (OS:R) and Community Development: Commercial Retail (CD:CR). The Specific Plan has been prepared consistent with the policies and intent of the Walker Basin Policy Area, Southwest Area Plan and General Plan.

**Policy Amendments:**

Existing Policy:

"The Walker Basin Policy Area is located within the Santa Rosa Plateau/De Luz Policy Area and is subject to the policies for that area, as specified above. This area was previously included in a specific plan approved in the 1980s for a residential development with a golf course. While the golf course was developed, the residential development did not occur. On July 15, 2003, to ensure that future development of the property would be consistent with the character of the surrounding area, would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site, the property's specific plan designation was repealed, and the site's general plan designation was amended to 5-acre minimum for the 385-acre residential portion of the site, and to OpenSpace Recreation for the golf course area. Within this policy area, the County of Riverside may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application, and may consider an increase in density of up to 25% above the maximum density allowed by the site's existing general plan designation, provided that the criteria specified below are met."

Proposed Policy:

"The Walker Basin Policy Area is located within the Santa Rosa Plateau/De Luz Policy Area and is subject to the policies for that area, as specified above. This area was previously included in a specific plan approved in the 1980s for a residential development with a golf course. While the golf course was developed, the residential development did not occur. On July 15, 2003, to ensure that future development of the property would be consistent with the character of the surrounding area, would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site, the property's specific plan designation was repealed, and the site's general plan designation was amended to 5-acre minimum for the 385-acre residential portion of the site, and to Open Space Recreation for the golf course area. Within this policy area, the County of Riverside may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application, and may consider an increase in density of up to 25% above the maximum density allowed by the site's existing general plan designation, provided that the criteria specified below are met. *In 2016, a Specific Plan for the Walker Basin Policy Area was*

*adopted consistent with the provisions for increased density above and consistent with the policies below which were established to preserve the character of the area."*

*Justification:* The requested General Plan Amendment is a procedural action necessary to formalize the designation of the Specific Plan area. Upon adoption, the General Plan would be amended to designate the entire specific plan area as Community Development Specific Plan. The Specific Plan has been prepared consistent with the policies and intent of the Walker Basin Policy Area, Southwest Area Plan, Santa Rosa Plateau/De Luz area and General Plan.

**GENERAL PLAN ADVISORY COMMITTEE ACTION:** This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on August 18, 2016 and was unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting, the members discussed the project site and area in general. Noting a lack of commercial services, the GPAC felt that a small commercial area within the community would be appropriate to support the potential future residential growth in the area.

**PROJECT SITE INFORMATION:**

- |   |  |
|---|--|
| 1. Existing Foundation Component:         | Open Space (OS)  |
| 2. Proposed Foundation Component:         | Community Development (CD)   |
| 3. Existing General Plan Designation:     | Recreation (R)   |
| 4. Proposed General Plan Designation:     | Commercial Retail (CR)   |
| 5. Surrounding General Plan Designations: | North, South, East, and West – Open Space:<br>Recreation and Rural: Rural Mountainous                    |
| 6. Existing Zoning Classification:        | R-5 (Rural Residential)  |
| 7. Surrounding Zoning Classifications:    | North and West – R-R (Rural Residential),<br>South and East – M-SC (Manufacturing-Service<br>Commercial) |
| 8. Existing Land Use:                     | Residential, Vacant Land, Golf Course  |
| 9. Surrounding Land Uses:                 | Residential, Vacant Land, Golf Course  |
| 10. Project Size (Gross Acres):           | Approximate 6 acre portion of 573 total acres  |

**RECOMMENDATION:** Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1167 and seeks comments from the Planning Commission on the amendment which will be provided to the Board of Supervisors. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. 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. An airport influence area; or
  - c. A special flood hazard area; or
  - d. Agricultural preserve; or
  - e. A half-mile of a fault line or fault zone.
3. The project site is located within:
- a. A MSHCP criteria cell; and
  - b. The Santa Rosa Plateau and Walker Basin Policy Areas; and
  - c. A low to moderate liquefaction area; and
  - d. A susceptible subsidence area; and
  - e. A very high, high, and moderate fire hazard areas; and
  - f. State Responsibility Area for fire protection service.



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE  
MINUTE ORDER  
AUGUST 18, 2016**

**I. AGENDA ITEM 3.1**

**GENERAL PLAN AMENDMENT NO. 1167 (Foundation and Entitlement/Policy) –**  
APPLICANT: Beresford Properties, LLC – ENGINEER/REPRESENTATIVE: Environmental Science Associates – First Supervisorial District – Southwest Area Plan – Santa Rosa Plateau Policy Area and Walker Basin Policy Area – Rancho California Zoning Area – ZONE: Residential Agriculture (R-A-5) and Open Area Combining Zone-Residential Development (R-5) – LOCATION: East of Carancho Road, North of Calle Nuevo, west of El Chaval Place, and south of Calle Capistrada – PROJECT SIZE: 573 gross acres – **REQUEST:** Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan, on 29 parcels, totaling approximately 573 gross acres – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 935-370-005, 935-370-007, 935-370-008, 935-370-009, 935-370-010, 935-370-011, 935-370-012, 935-370-013, 935-370-014, 935-370-015, 935-370-016, 935-370-017, 935-370-018, 935-370-019, 935-370-020, 935-370-021, 935-370-022, 935-370-023, 935-370-024, 935-370-025, 935-370-026, 935-370-027, 935-370-028, 935-370-029, 935-370-030, 935-370-031, 935-370-032, 935-370-033, and 935-370-034.

**II. GPAC ACTION:**

Motion by Ms. Kuenzi  
Second by Ms. Gutierrez:

All members voted to move this forward (13); there were no nays (0).

**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](mailto:mcstark@rctlma.org).

## NOTICE OF PUBLIC MEETING

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

**GENERAL PLAN AMENDMENT NO. 1167 (Foundation and Entitlement/Policy) – APPLICANT:** Beresford Properties, LLC – **ENGINEER/REPRESENTATIVE:** Environmental Science Associates – First Supervisorial District – Southwest Area Plan – Santa Rosa Plateau Policy Area and Walker Basin Policy Area – Rancho California Zoning Area – **ZONE:** Residential Agriculture (R-A-5) and Open Area Combining Zone-Residential Development (R-5) – **LOCATION:** East of Carancho Road, North of Calle Nuevo, west of El Chaval Place, and south of Calle Capistrada – **PROJECT SIZE:** 573 gross acres – **REQUEST:** Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan, on 29 parcels, totaling approximately 573 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – **APNs:** 935-370-005, 935-370-007, 935-370-008, 935-370-009, 935-370-010, 935-370-011, 935-370-012, 935-370-013, 935-370-014, 935-370-015, 935-370-016, 935-370-017, 935-370-018, 935-370-019, 935-370-020, 935-370-021, 935-370-022, 935-370-023, 935-370-024, 935-370-025, 935-370-026, 935-370-027, 935-370-028, 935-370-029, 935-370-030, 935-370-031, 935-370-032, 935-370-033, and 935-370-034.

**TIME OF MEETING:** 9:00am (or as soon as possible thereafter)  
**DATE OF MEETING:** **Wednesday, October 19, 2016**  
**PLACE OF MEETING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

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

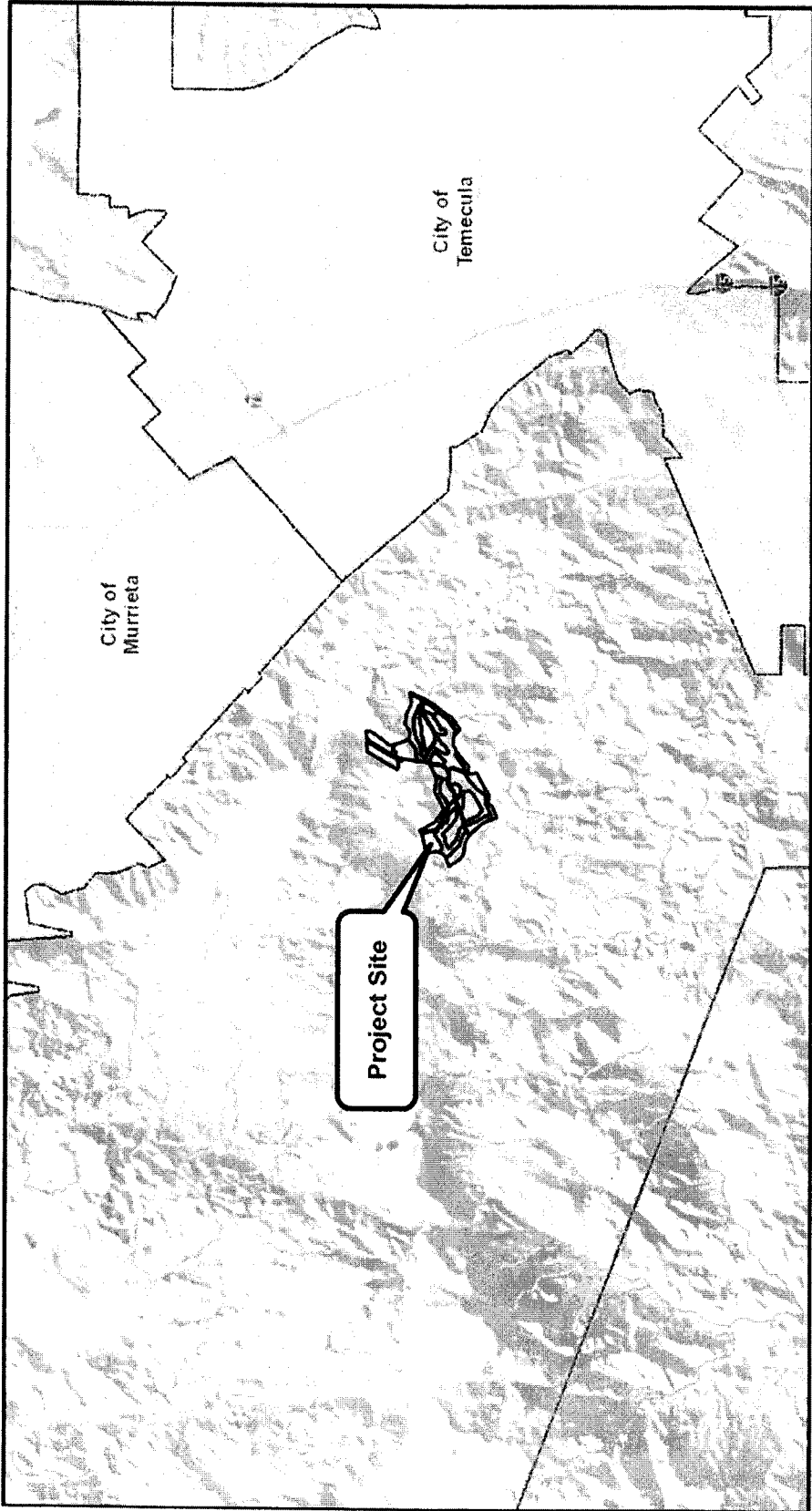
The case file for the proposed project may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed 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 Planning Commission, 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 Planning Commission 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 Earle Hildebrand III  
P.O. Box 1409, Riverside, CA 92502-1409



City of  
Temecula

City of  
Murrieta

Project Site

# GPAC

## Report Package

Meeting Date: Thursday, August 18, 2016





RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 18, 2016

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**Foundation GPA No.:** 1167

**Supervisorial District:** First

**Area Plan:** Southwest

**Zoning Area/District:** Rancho California Area

**Property Owner(s):** Kenneth Kai Chang, Beresford Properties, LLC.

**Project Representative(s):** Eric Ruby, Environmental Science Associates

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**PROJECT DESCRIPTION:** Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan, on 29 parcels, totaling approximately 573 gross acres.

**LOCATION:** East of Carancho Road, North of Calle Nuevo, west of El Chaval Place, and south of Calle Capistrada

**PROJECT APNs:** 935-370-005, 935-370-007, 935-370-008, 935-007-009, 935-370-010, 035-370-011, 935-370-0129, 935-370-013, 935-370-014, 935-370-015, 935-370-016, 935-370-017, 935-370-018, 935-370-019, 935-370-020, 935-370-021, 935-370-022, 935-370-023, 935-370-024, 935-370-025, 935-370-026, 935-370-027, 935-370-028, 935-370-029, 935-370-030, 935-370-031, 935-370-032, 935-370-033, and 935-370-034.

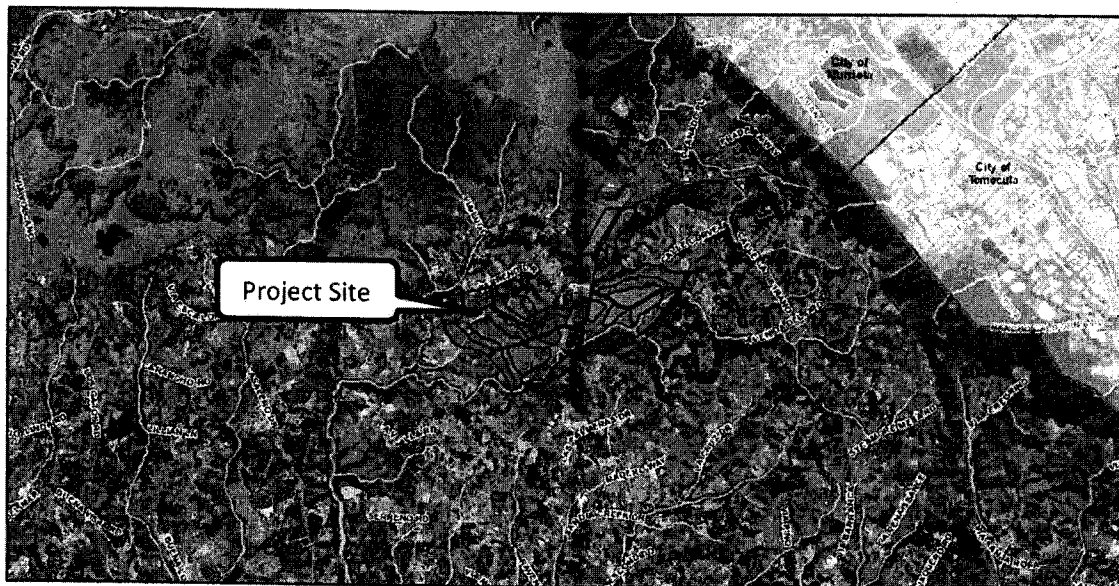


Figure 1: Project Location Map

**PROJECT DETAILS:** This application includes a Foundation General Plan Amendment to change a portion of the site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan, on 29 parcels, totaling approximately 573 gross acres.

The Specific Plan includes the Cross Creek Golf Course in the Walker Basin area and single family residential parcels to be designated Rural: Rural Mountainous (R:RM). A portion of one parcel within the golf course area is proposed to change to Community Development Commercial Retail under this General Plan Foundation Component application, to provide small commercial support services for the golf course and new community.

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:**

**Proposal (detailed of the proposed general plan amendment):**

The proposed project includes a Specific Plan for a 573.09 acre area in the Walker Basin Policy Area within the Southwest Area Plan. The site is located within the Southwest Area Plan, the Santa Rosa Plateau/De Luz community, and the Walker Basin Policy Area. The Walker Basin Policy Area includes unique policies and provisions to guide future development of the project area. In particular, the following provision establishes the basis for the preparation of the Walker Hills Specific Plan.

*"The property's specific plan designation was repealed, and the site's general plan designation was amended to 5-acre minimum for the 385 acre residential portion of the site, and to Open Space Recreation for the golf course. Within this policy area, the County of Riverside may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application and may consider an increase in density of up to 25% above the maximum density allowed by the site's existing general plan designation, provided that the WHSP is consistent with the applicable policies of the Walker Basin Policy Area and Southwest Area Plan."*

In accordance with General Plan policy LU1.11 and the policies and precedents established by the Southwest Area Plan and corresponding Walker Basin Policy Area, the proposed Walker Hills Specific Plan does not constitute a "foundation-level" change and therefore is not subject to the eight-year Foundation General Plan Amendment cycles. The requested General Plan Amendment is a procedural action necessary to formalize the designation of the Specific Plan area. Upon adoption, the General Plan would be amended to designate the entire specific plan area as Community Development Specific Plan.

**Related Case Files:**

The following case files are being processed in conjunction with this General Plan Amendment request:

- SP – 00393
- EIR – number to be assigned
- Change of Zone – number to be assigned
- TTM 36550

The following case files are related to the project site, but are being processed separately:

- TTM 36517
- TTM 36549

The following are historical cases related to the project site:

- Resolution No. 2003-184, 2003-373 and Ordinance 348.4116 – rescinded Specific Plan No. 172
- Resolution No. 2015-116 – General Plan Amendment to reclassify/reduce road widths to meet rural standards

#### **Area Plan Amendments:**

*Area Plan Map proposed for amendment:* Southwest Area Plan

*Existing designation:* Walker Basin Policy Area, Rural Mountainous and Open Space Recreation

*Proposed Designation:* Walker Hills Specific Plan – Community Development Specific Plan

*Justification:* The requested General Plan Amendment is a procedural action necessary to formalize the designation of the Specific Plan area. Upon adoption, the General Plan would be amended to designate the entire specific plan area as Community Development Specific Plan. amended from OS- Recreation and R- Rural Mountainous to Split Foundation Specific Plan to include Rural Mountainous (R:RM), Open Space: Recreation (OS:R) and Community Development: Commercial Retail (CD:CR). The Specific Plan has been prepared consistent with the policies and intent of the Walker Basin Policy Area, Southwest Area Plan and General Plan.

#### **Policy Amendments:**

Existing Policy:

“The Walker Basin Policy Area is located within the Santa Rosa Plateau/De Luz Policy Area and is subject to the policies for that area, as specified above. This area was previously included in a specific plan approved in the 1980s for a residential development with a golf course. While the golf course was developed, the residential development did not occur. On July 15, 2003, to ensure that future development of the property would be consistent with the character of the surrounding area, would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site, the property's specific plan designation was repealed, and the site's general plan designation was amended to 5-acre minimum for the 385-acre residential portion of the site, and to OpenSpace Recreation for the golf course area. Within this policy area, the County of Riverside may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application, and may consider an increase in density of up to 25% above the maximum density allowed by the site's existing general plan designation, provided that the criteria specified below are met.”

Proposed Policy:

"The Walker Basin Policy Area is located within the Santa Rosa Plateau/De Luz Policy Area and is subject to the policies for that area, as specified above. This area was previously included in a specific plan approved in the 1980s for a residential development with a golf course. While the golf course was developed, the residential development did not occur. On July 15, 2003, to ensure that future development of the property would be consistent with the character of the surrounding area, would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site, the property's specific plan designation was repealed, and the site's general plan designation was amended to 5-acre minimum for the 385-acre residential portion of the site, and to Open Space Recreation for the golf course area. Within this policy area, the County of Riverside may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application, and may consider an increase in density of up to 25% above the maximum density allowed by the site's existing general plan designation, provided that the criteria specified below are met. *In 2016, a Specific Plan for the Walker Basin Policy Area was adopted consistent with the provisions for increased density above and consistent with the policies below which were established to preserve the character of the area.*"

*Justification:* The requested General Plan Amendment is a procedural action necessary to formalize the designation of the Specific Plan area. Upon adoption, the General Plan would be amended to designate the entire specific plan area as Community Development Specific Plan. The Specific Plan has been prepared consistent with the policies and intent of the Walker Basin Policy Area, Southwest Area Plan, Santa Rosa Plateau/De Luz area and General Plan.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	573
Number of Parcels:	29
Sphere of Influence:	No
Policy Area:	Yes – Santa Rosa Plateau and Walker Basin Policy Areas
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Rural and Open Space
Proposed Foundation Component:	Community Development, Rural, and Open Space
Existing General Plan Land Use:	Rural Mountainous and Recreation
Proposed General Plan Land Use:	Rural Mountainous, Recreation, and Commercial Retail
<b>Surrounding General Plan Land Use</b>	
North:	Rural Mountainous (RM)

General Plan Advisory Committee GPIP Report  
 Foundation General Plan Amendment No.: 1167

East:	Rural Mountainous (RM)
South:	Rural Mountainous (RM)
West:	Rural Mountainous (RM)
Existing Zoning Classification:	R-5 (Residential) (5 acre-minimum), and R-A-5 (Residential Agriculture) (5 acre minimum)
Change of Zone Required:	SP Zone
<b>Surrounding Zoning Classification</b>	
North:	R-A-5 (Rural Agriculture)
East:	R-A-5 (Rural Agriculture)
South:	R-A-5 (Rural Agriculture)
West:	R-A-5 (Rural Agriculture) and A-1-10 (Light Agricultural)
Existing Development and Use:	Cross Creek Golf Course
<b>Surrounding Development and Use</b>	
North:	Low Density Residential, Light Agriculture
East:	Low Density Residential
South:	Low Density Residential
West:	Low Density Residential, Light Agriculture

**Environmental Information:**

WRCMSHCP Criteria Cell:	<p>The majority of the GPA is located within Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP) Criteria Cells. A significant portion of the areas within the Criteria Cells are described for conservation. Conservation in the area will contribute to a proposed constrained wildlife linkage and live in habitat for upland MSHCP species.</p> <p>A portion of the GPA area has been reviewed under two separate HANS cases (02117,02128). The proposed constrained linkage impacts the western and northeastern portions of the GPA area. Upland areas containing Coastal Sage Scrub habitat are also described for conservation within the GPA area. Areas currently not covered by either of the open HANS cases shall be required to go through the HANS process and be compliant with the MSHCP.</p>
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No

General Plan Advisory Committee GPIP Report  
Foundation General Plan Amendment No.: 1167

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Farmland Importance:	Yes – Local Importance, Other Lands, Unique Farmland, and Urban- Built Up Land
Fire Hazard Area:	Yes – Very High, High, and Moderate
Fire Responsibility Area:	Yes – State Responsibility Area
Special Flood Hazard Area:	No
Liquefaction Area:	Yes – Low to Moderate
Subsidence Area:	Yes – Susceptible
Fault Line:	No
Fault Zone:	No
Paleontological Sensitivity:	Yes – Low Potential

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**Utility Information:**

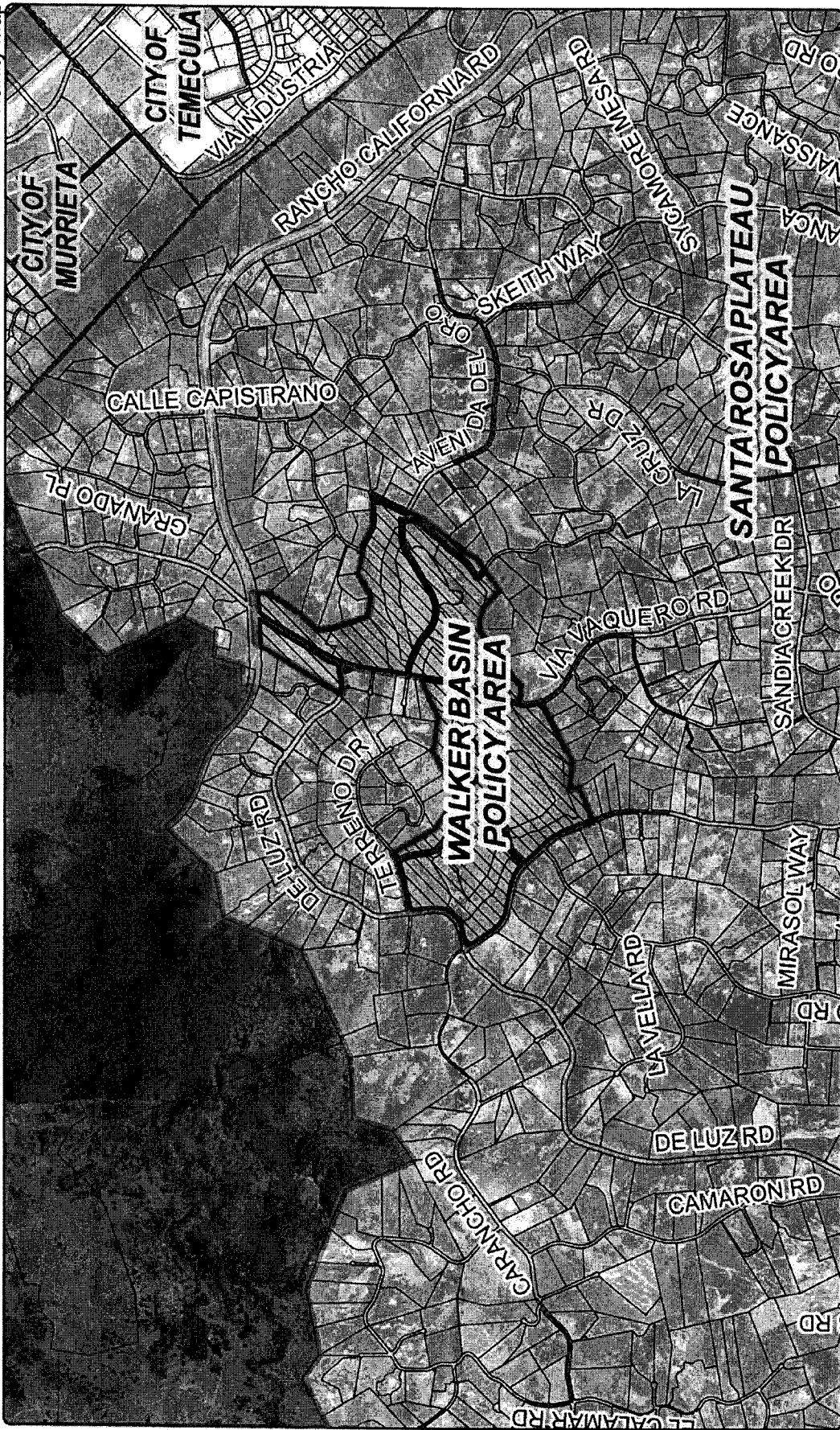
Water Service:	Yes – Rancho California Water District
Sewer Service:	No – Septic

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**RIVERSIDE COUNTY PLANNING DEPARTMENT  
GPA01167  
VICINITY/POLICY AREAS**

Supervisor: Jeffries  
District 1

Date Drawn: 07/22/2016  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County. This map was prepared for the County of Riverside Planning Department. The Planning Department will be responsible for the final map. The County of Riverside Planning Department will be responsible for the final map. The County of Riverside Planning Department will be responsible for the final map.

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01167

LAND USE

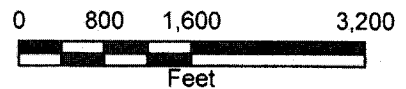
Supervisor: Jeffries  
District 1

Date Drawn: 07/22/2016  
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County); or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planningd.riverside.ca.gov>



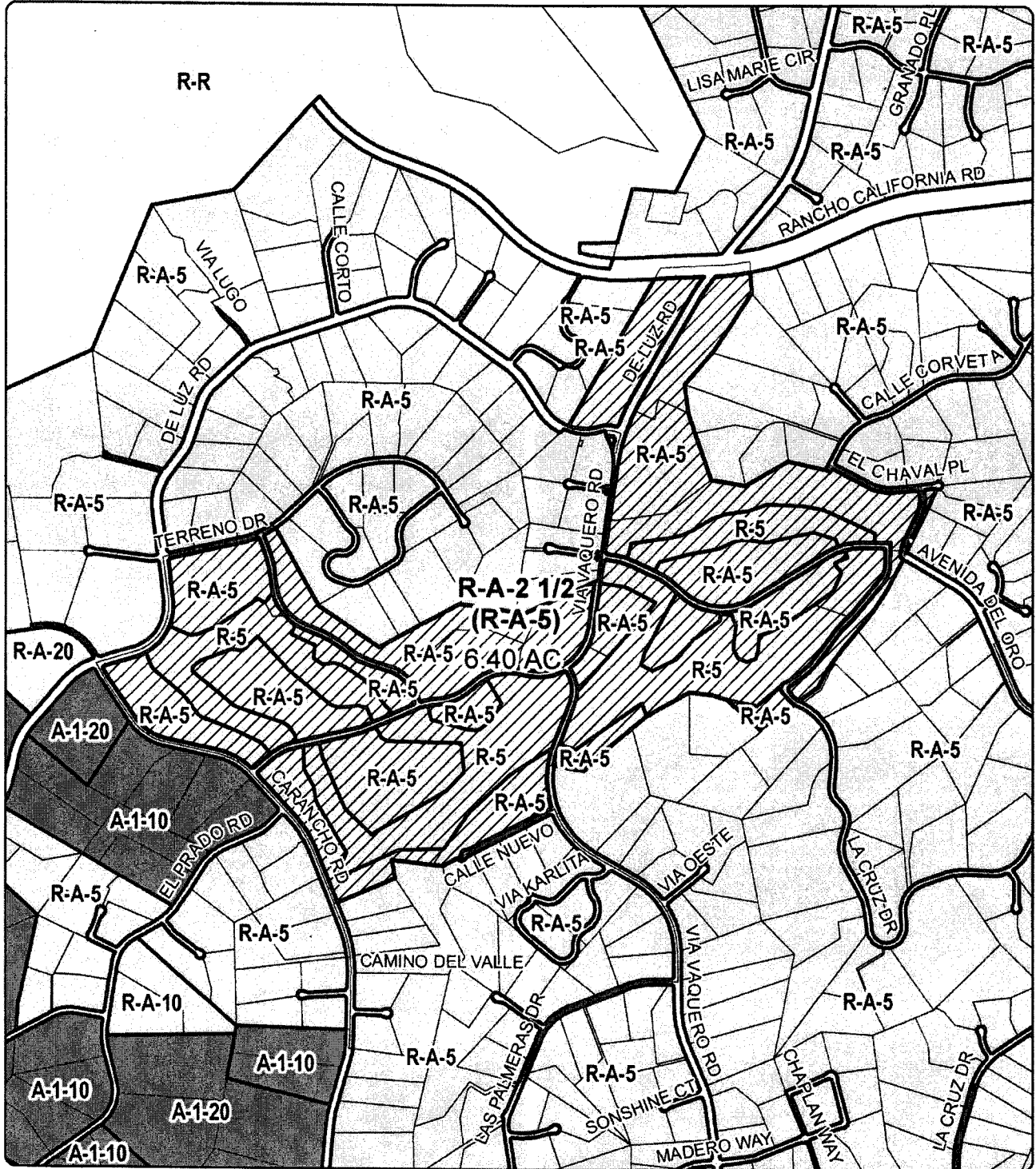
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01167

EXISTING ZONING

Supervisor: Jeffries  
District 1

Date Drawn: 07/22/2016  
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



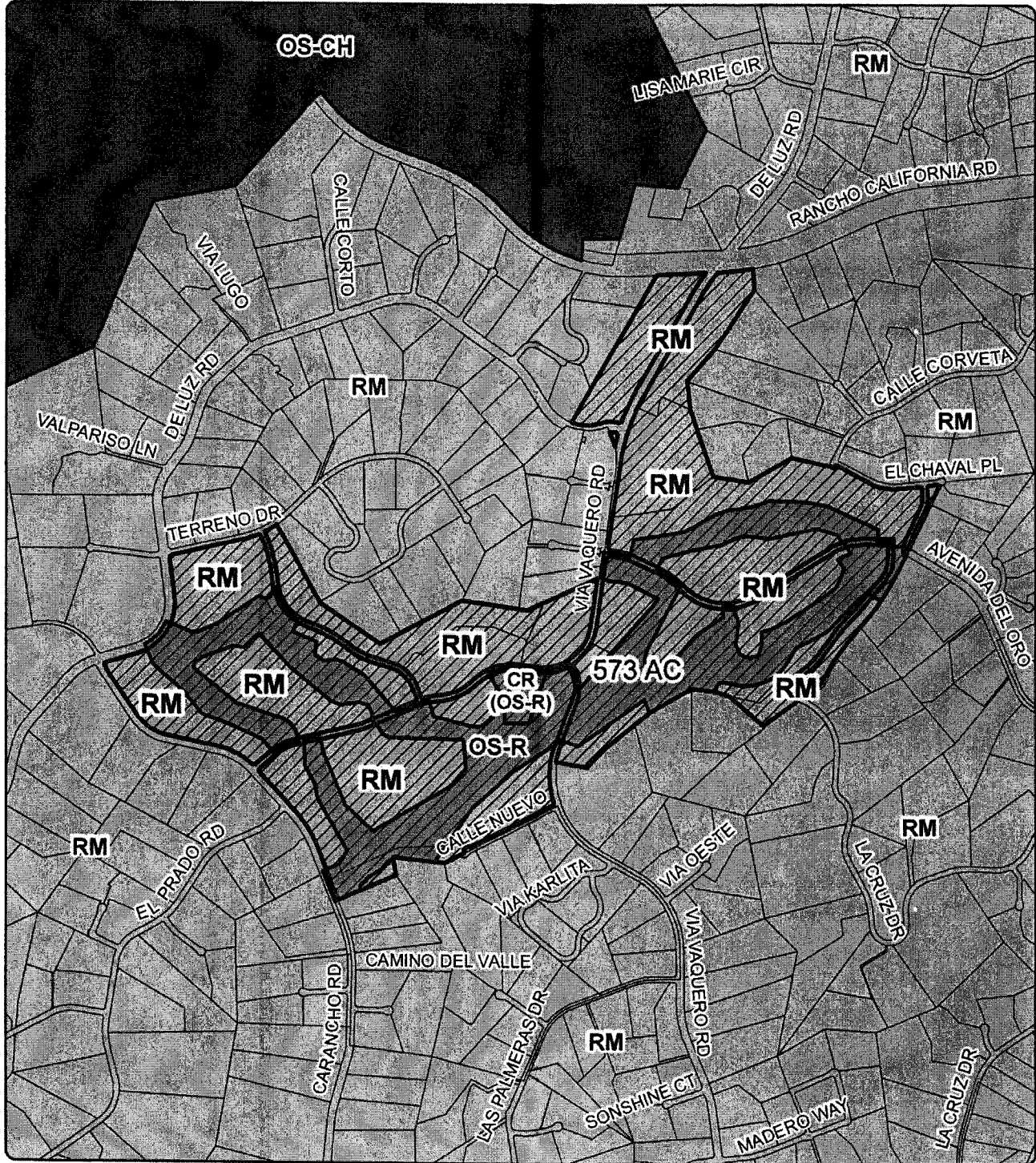
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.countyofriverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT  
**GPA01167**

Supervisor: Jeffries  
District 1

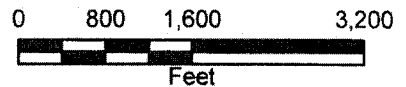
PROPOSED GENERAL PLAN

Date Drawn: 07/22/2016  
Exhibit 6



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in: Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website [http://planning.org/3685\\_016](http://planning.org/3685_016)

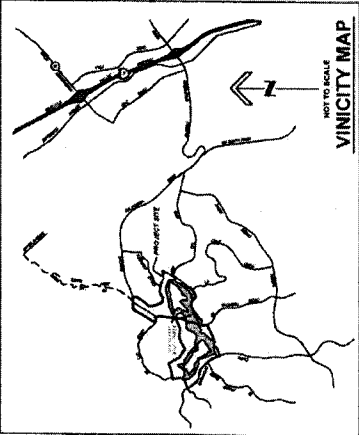
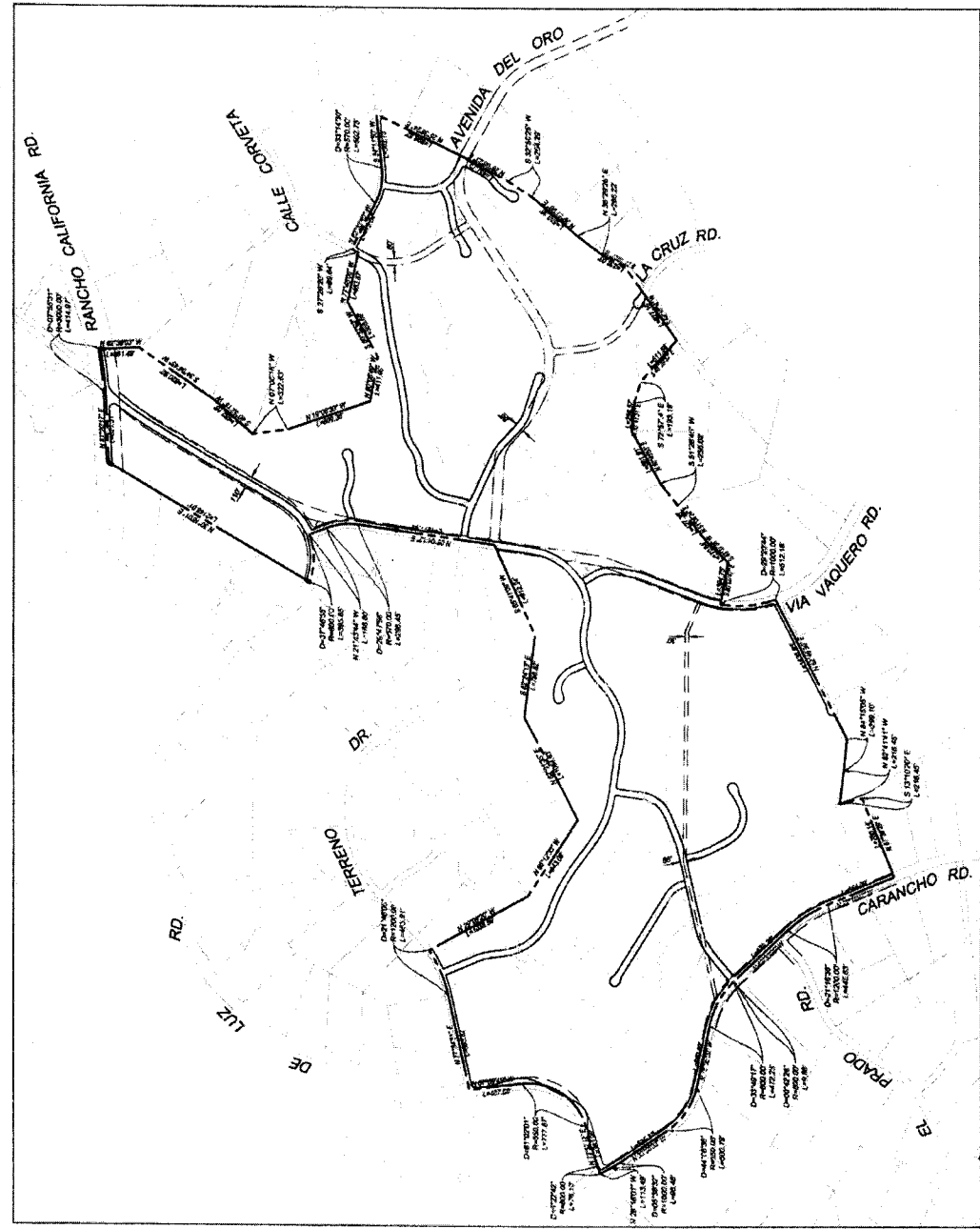


Project Boundary

Walker Hills Specific Plan - 120814.13  
Figure 1  
Project Aerial

SOURCE: DJC Consulting 2015; NALP Imagery, 2014





**GENERAL NOTES**

1. APPLICANT: RENEATHAI CHANG, BERESFORD PROPERTIES, LLC  
330 WILSHIRE BOULEVARD  
SANTA MONICA, CA 90401  
PHONE: (818) 344-8855
2. MAP PREPARER: DAVID JEFFERS CONSULTING, INC.  
19 SPECTRUM POINTE DRIVE, SUITE 609  
LAKE FOREST, CA 92650  
PHONE: (949) 586-8778 FAX: (949) 586-5327
3. LAND OWNERS: SEE ATTACHED
4. LEGAL DESCRIPTION: BEING A SUBDIVISION OF A PORTION OF THE RANCHO SANTA ROSA IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WHICH RANCHO WAS GRANTED BY THE GOVERNMENT OF THE UNITED STATES TO JUAN MORENO BY PATENT DATED OCTOBER 10, 1872 AND RECORDED JANUARY 6, 1873 RECORDS OF SAN DIEGO COUNTY CALIFORNIA.
5. EXISTING LAND USE: VACANT, OPEN SPACE, RECREATION
6. PROPOSED LAND USE: WALKER HILLS SPECIFIC PLAN - A COMMUNITY DEVELOPMENT SPECIFIC PLAN (SPECIFIC PLAN 0038)
7. EXISTING GENERAL PLAN (RURAL, MOUNTAINOUS) AND OPEN SPACE/RECREATION (OS-R). SEE "WALKER BASIN" POLICY
8. PROPOSED GENERAL PLAN: WALKER HILLS SPECIFIC PLAN - A COMMUNITY DEVELOPMENT SPECIFIC PLAN (SPECIFIC PLAN 0038)
9. AMEND SOUTHWEST AREA PLAN FROM RM (RURAL, MOUNTAINOUS) AND OPEN SPACE/RECREATION (OS-R) TO WALKER HILLS SPECIFIC PLAN - A COMMUNITY DEVELOPMENT SPECIFIC PLAN (SPECIFIC PLAN 0038) ON 573.09 AC.
10. PROJECT ACREAGE: 573.09 AC. GROSS/262.9 AC. NET
11. THOMAS BROS. MAP: 2008 RIVERSIDE AND SAN BERNARDINO COUNTIES, PAGE 857 G-7, H-7, & J-87, PAGE 858 A-87, PAGE 877 G-1, H-1, & J-1; PAGE 878 A-1
12. ALL PROPERTIES INCLUDED IN THIS SITE PLAN ABUT A PUBLIC STREET.
13. APN: 835-370-005, 835-370-007, 835-370-008 THROUGH 835-370-030
14. UTILITY PURVEYORS: WATER: RANCHO CALIFORNIA WATER DISTRICT  
SEWER: SEPTIC/ADVANCED TREATMENT, ON-SITE WASTEWATER SYSTEM  
GAS: SOUTHERN CALIFORNIA GAS  
CABLE: TIME WARNER CABLE  
ELECTRIC: SOUTHERN CALIFORNIA Edison  
STORM DRAIN: RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
15. THIS PROJECT IS NOT LOCATED WITHIN A SPECIAL FEMRA FLOOD ZONE.

**SITE PLAN FOR  
G.P.A.**

**BERESFORD PROPERTIES, LLC**  
DAVID JEFFERS CONSULTING, INC.  
19 SPECTRUM POINTE DRIVE, SUITE 609  
LAKE FOREST, CA 92650  
(949) 586-8778 FAX: (949) 586-5327



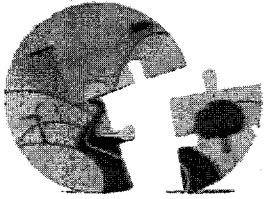
DATE: MARCH 07, 2016

Plot Date: 02/25/2016

BY: JT

Dwg. Revision Date: 02/25/2016





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01167 DATE SUBMITTED: \_\_\_\_\_

### I. GENERAL INFORMATION

#### APPLICATION INFORMATION

Applicant's Name: Kenneth Kai Chang, Beresford Properties, LLC E-Mail: kennethkaichang@yahoo.com

Mailing Address: 330 Wilshire Boulevard  
\_\_\_\_\_  
Santa Monica CA 90401  
City State ZIP

Daytime Phone No: (818) 642-8850 Fax No: ( ) N/A

Engineer/Representative's Name: Eric Ruby, Environmental Science Associates E-Mail: eruby@esassoc.com

Mailing Address: 550 West C Street, Suite 750  
\_\_\_\_\_  
San Diego CA 92101  
City State ZIP

Daytime Phone No: (619) 719-4200 Fax No: (619) 719-4201

Property Owner's Name: Kenneth Kai Chang, Beresford Properties, LLC E-Mail: kennethkaichang@yahoo.com

Mailing Address: 330 Wilshire Boulevard  
\_\_\_\_\_  
Santa Monica CA 90401  
City State ZIP

Daytime Phone No: (818) 642-8850 Fax No: ( ) N/A

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 AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

**Kenneth Kai Chang**

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

**Kenneth Kai Chang**

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

**BENEFORD PROPERTIES, LLC**

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): See attached list  
Section: 5&6,7&8 Township: T8S Range: R3W, SBM  
Approximate Gross Acreage: 573.0

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

General location (nearby or cross streets): North of Via Vaquero, South of Rancho California Road, East of Carancho Road, West of Avenida Del Oro

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Existing Zoning Classification(s): Residential Agricultural (R-A-5) and Open Area Combining Zone Residential Developments (R-5)

Existing Land Use Designation(s): Rural Mountainous (RM)

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

see attached

Related cases filed in conjunction with this request:

see attached

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

Case Nos. \_\_\_\_\_

E.A. Nos. (if known) \_\_\_\_\_ E.I.R. Nos. (if applicable): \_\_\_\_\_

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	Rancho California Water District	X	
Sewer District	N/A		

Is water service available at the project site: Yes  No

If "No," how far away are the nearest available water line(s)? (No. of feet/miles) see water and wastewater plan

Is sewer service available at the site? Yes  No

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

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

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes  No

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

Santa Ana River       Santa Margarita River       San Jacinto River       Colorado River

**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) Kenneth Kai Chang Date \_\_\_\_\_

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Southwest Area Plan

EXISTING DESIGNATION(S): Walker Basin Policy Area, Rural Mountainous and Open Space Recreation

PROPOSED DESIGNATION(S): Walker Hills Specific Plan - a Community Development Specific Plan



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

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

see attached

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**III. AMENDMENTS TO POLICIES:**

*(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)*

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: Land Use Element Area Plan: Southwest Area Plan

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): see attached

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C. PROPOSED POLICY (Attach more pages if needed): see attached

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

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): see attached

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**IV. OTHER TYPES OF AMENDMENTS:**

*(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)*

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: Walker Basin Policy Area  
(Please name)

Proposed Boundary Adjustment (Please describe clearly): the boundaries of the Specific Plan are consistent with the boundaries of the Walker Basin Policy Area

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B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): N/A

Road Segment(s) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Existing Designation: \_\_\_\_\_

Proposed Designation: \_\_\_\_\_

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

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

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**V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:**

**FILING INSTRUCTIONS FOR  
GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

**THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8½' x 14.'
5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
8. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit-based fee.

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

1. The site plan must contain the following:
  - A. Name, address, and telephone number of applicant.
  - B. Name, address, and telephone number of land owner.
  - C. Name, address, and telephone number of map preparer.
  - D. Scale (number of feet per inch).
  - E. A vicinity map showing the location and names of adjoining streets.
  - F. Legal description of property (accurate and complete so as to bear legal scrutiny).
  - G. North arrow (top of map north).
  - H. Existing General Plan Designation(s) and Proposed General Plan Designation(s).
  - I. Amendment description (e.g. Amend Mead Valley Area Plan from Light Industrial to Commercial Retail on 75.12 acres).
  - J. Area calculations including total area involved and property size.
  - K. Date the site plan was prepared.
  - L. Location and names of adjoining streets, alleys, and rights-of-way providing legal access to the property.
  - M. Overall dimensions of the property and location of adjoining lot lines.
  - N. Location and dimensions of existing structures, easements and/or uses onsite.
  - O. Thomas Bros. Map coordinates and page number (identify edition year used).

Failure to submit all the required information is justification for rejection of the application.

**FOR ALL APPLICATIONS:**

Attach check payable to "COUNTY OF RIVERSIDE." (Please see current fee schedule for the appropriate deposit-based fee.)

NOTE: Label packets for notification of surrounding property owners will be requested by the project planner just prior to the scheduling of the General Plan Amendment for a public hearing. An amendment will not be scheduled for hearing until complete sets of property owners' labels have been received.

## Walker Hills Specific Plan Assessor Parcel Numbers

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935-370-005  
935-370-007  
935-370-008  
935-007-009  
935-370-010  
035-370-011  
935-370-012  
935-370-013  
935-370-014  
935-370-015  
935-370-016  
935-370-017  
935-370-018  
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935-370-026  
935-370-027  
935-370-028  
935-370-029  
935-370-030  
935-370-031  
935-370-032  
935-370-033  
935-370-034

## Walker Hills Specific Plan Legal Description

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Parcels 1 & 2 and a portions of Parcels 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15 & 16, and lettered lots A through G, and H through J, inclusive as shown by Parcel Map 23303 on file in Book 171, Pages 26 through 37, inclusive of Parcel Maps, Records of Riverside County, California, Sec. 5, 6, 7 & 8, T8S, R3W, SBM.

Project: Walker Hills Specific Plan

Application: General Plan Amendment

**Proposal (detailed of the proposed general plan amendment):**

The proposed project includes a Specific Plan for a 573.09 acre area in the Walker Basin Policy Area within the Southwest Area Plan. The Walker Basin Policy Area includes unique policies and provisions to guide future development of the project area. In particular, the following provision establishes the basis for the preparation of the Walker Hills Specific Plan.

*"The property's specific plan designation was repealed, and the site's general plan designation was amended to 5-acre minimum for the 385 acre residential portion of the site, and to Open Space Recreation for the golf course. Within this policy area, the County of Riverside may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application and may consider an increase in density of up to 25% above the maximum density allowed by the site's existing general plan designation, provided that the WHSP is consistent with the applicable policies of the Walker Basin Policy Area and Southwest Area Plan."*

In accordance with General Plan policy LU1.11 and the policies and precedents established by the Southwest Area Plan and corresponding Walker Basin Policy Area, the proposed Walker Hills Specific Plan does not constitute a "foundation-level" change and therefore is not subject to the eight-year Foundation General Plan Amendment cycles. The requested General Plan Amendment is a procedural action necessary to formalize the designation of the Specific Plan area. Upon adoption, the General Plan would be amended to designate the entire specific plan area as Community Development Specific Plan.

**Related Case Files:**

The following case files are being processed in conjunction with this General Plan Amendment request:

- SP – 00393
- EIR – number to be assigned
- Change of Zone – number to be assigned
- TTM 36550

The following case files are related to the project site, but are being processed separately:

- TTM 36517
- TTM 36549

The following are historical cases related to the project site:

- Resolution No. 2003-184, 2003-373 and Ordinance 348.4116 – rescinded Specific Plan No. 172
- Resolution No. 2015-116 – General Plan amendment to reclassify/reduce road widths to meet rural standards

**Area Plan Amendments:**

*Area Plan Map proposed for amendment:* Southwest Area Plan

*Existing designation:* Walker Basin Policy Area, Rural Mountainous and Open Space Recreation

*Proposed Designation:* Walker Hills Specific Plan – Community Development Specific Plan

*Justification:* The requested General Plan Amendment is a procedural action necessary to formalize the designation of the Specific Plan area. Upon adoption, the General Plan would be amended to designate the entire specific plan area as Community Development Specific Plan. The Specific Plan has been prepared consistent with the policies and intent of the Walker Basin Policy Area, Southwest Area Plan and General Plan.

**Policy Amendments:**

*Existing Policy:*

“The Walker Basin Policy Area is located within the Santa Rosa Plateau/De Luz Policy Area and is subject to the policies for that area, as specified above. This area was previously included in a specific plan approved in the 1980s for a residential development with a golf course. While the golf course was developed, the residential development did not occur. On July 15, 2003, to ensure that future development of the property would be consistent with the character of the surrounding area, would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site, the property's specific plan designation was repealed, and the site's general plan designation was amended to 5-acre minimum for the 385-acre residential portion of the site, and to Open Space Recreation for the golf course area. Within this policy area, the County of Riverside may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application, and may consider an increase in density of up to 25% above the maximum density allowed by the site's existing general plan designation, provided that the criteria specified below are met.”

*Proposed Policy:*

“The Walker Basin Policy Area is located within the Santa Rosa Plateau/De Luz Policy Area and is subject to the policies for that area, as specified above. This area was previously included in a specific plan approved in the 1980s for a residential development with a golf course. While the golf course was developed, the residential development did not occur. On July 15, 2003, to ensure that future development of the property would be consistent with the character of the surrounding area, would not require extensions of major roads and urban infrastructure,



including sewer service, and would be protective of the important natural features of the site, the property's specific plan designation was repealed, and the site's general plan designation was amended to 5-acre minimum for the 385-acre residential portion of the site, and to Open Space Recreation for the golf course area. Within this policy area, the County of Riverside may consider allowing lots smaller than 5 acres on the residential portion of the site in conjunction with a specific plan application, and may consider an increase in density of up to 25% above the maximum density allowed by the site's existing general plan designation, provided that the criteria specified below are met. ***In 2016, a Specific Plan for the Walker Basin Policy Area was adopted consistent with the provisions for increased density above and consistent with the policies below which were established to preserve the character of the area.***

*Justification:* The requested General Plan Amendment is a procedural action necessary to formalize the designation of the Specific Plan area. Upon adoption, the General Plan would be amended to designate the entire specific plan area as Community Development Specific Plan. The Specific Plan has been prepared consistent with the policies and intent of the Walker Basin Policy Area, Southwest Area Plan and General Plan.

## 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. 1167 (Foundation and Entitlement/Policy)** – APPLICANT: Beresford Properties, LLC – ENGINEER/REPRESENTATIVE: Environmental Science Associates – First Supervisorial District – Southwest Area Plan – Santa Rosa Plateau Policy Area and Walker Basin Policy Area – Rancho California Zoning Area – ZONE: Residential Agriculture (R-A-5) and Open Area Combining Zone-Residential Development (R-5) – LOCATION: East of Carancho Road, North of Calle Nuevo, west of El Chaval Place, and south of Calle Capistrada – PROJECT SIZE: 573 gross acres – **REQUEST:** Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan, on 29 parcels, totaling approximately 573 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APNs: 935-370-005, 935-370-007, 935-370-008, 935-370-009, 935-370-010, 935-370-011, 935-370-012, 935-370-013, 935-370-014, 935-370-015, 935-370-016, 935-370-017, 935-370-018, 935-370-019, 935-370-020, 935-370-021, 935-370-022, 935-370-023, 935-370-024, 935-370-025, 935-370-026, 935-370-027, 935-370-028, 935-370-029, 935-370-030, 935-370-031, 935-370-032, 935-370-033, and 935-370-034.

**TIME OF MEETING:** 1:00pm (or as soon as possible thereafter)  
**DATE OF MEETING:** Thursday, August 18, 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](mailto: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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COUNTY OF RIVERSIDE  
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Publication(s): The Press-Enterprise

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

01/27/2017

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At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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### NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE SOUTHWEST - WALKER BASIN AREA, FIRST 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 31, 2017 at 10:30 A.M.** or as soon as possible thereafter, to consider initiation proceedings for the application submitted by Beresford Properties, LLC - Environmental Science Associates, on **General Plan Amendment No. 1167**, which proposes to amend the General Plan Foundation Component from Rural (R) to Community Development (CD) and amend the land use from Rural Mountainous (RM) to Commercial Retail (CR), on one parcel, approximately 6.1 gross acres ("the project"). The project is located east of Carancho Road, north of Calle Nuevo, west of El Chaval Place, and south of Calle Capistrada in the Southwest Area Plan - Walker Basin Policy Area, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1167**.

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](mailto: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](mailto:LWagner@rivco.org), 72 hours prior to the meeting.

Dated: January 24, 2017  
Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

1/27

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