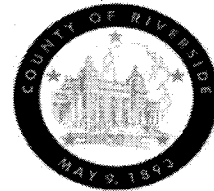


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM  
15.2  
(ID # 3444)**

**MEETING DATE:**

Tuesday, January 31, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING:  
GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN  
AMENDMENT NO. 1169 (Foundation and Entitlement/Policy) APPLICANT:  
Summit Land Partners, LLC – ENGINEER/REPRESENTATIVE: Stantec – First  
Supervisorial District – 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: Adopt an order initiating the proceedings for General Plan  
Amendment No. 1169, that proposes 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),  
Public Facilities (PF), Medium High Density Residential (MHDR), and High  
Density Residential (HDR), on 13 parcels, totaling 548 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. 1169**,  
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 Washington, seconded by Supervisor Jeffries and duly carried, IT  
WAS ORDERED that the above matter is approved as recommended to adopt an order initiating the  
proceedings to allow further review; and IT WAS FURTHER ORDERED to correct the project  
description by adding: Manufacturing-Service Commercial (M-SC), Community Development (CD),  
Open Space (OS) Water (W), and Light Industrial (LI).

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. 1169 is a 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), Public Facilities (PF), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 13 parcels, totaling 548 gross acres. The project site is generally located North of I-15, east of Canyon Circle, surrounding Corona Lake, and is within the Elsinore Area Plan. The application for this Foundation Component General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

Although not under consideration at this time, this project has multiple accompanying applications, including SP00387 (Lakeside), TR36853, and PM37035. The Specific Plan and accompanying maps will result in establishing infrastructure improvements, planning areas, residential product types, development guidelines and ultimate lake configuration and its amenities. These applications are being reviewed separately by staff.

*General Plan Initiation Process*

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

*Justification for Foundation Component Amendment*

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

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

*Planning Commission*

This application was considered by the Planning Commission during a public meeting on October 19, 2016, Agenda Item 2.2, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the Commissioners discussed the proposed Foundation Component amendment and its compatibility with the surrounding area. The Commission felt that as a result of the relatively small 66-acre area proposed for development, within the larger 548-acre project site, this project could be supported. The area adjacent to Temescal Canyon Road and the lake are proposed for development, while a majority of the property to the north of the lake will be changed to Open Space – Conservation and remain undeveloped. The Planning Commission felt this was appropriate and the project was recommended for initiation to the Board of Supervisors.

*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 3.2, and was recommended for initiation to the Planning Commission by a majority, and there was one abstention.

Given the size and scope of this project, the GPAC discussed a number of items related to the proposal. GPAC asked for additional information pertaining to the proposed accompanying implementing plan and details of the developable areas, relative to what is proposed for conservation. For reference, a Specific Plan (SP00387 - Lakeside), Tentative Parcel Map (PM37035), and Tentative Tract Map (TR36853) are all under concurrent review. Staff provided clarification to the GPAC, but re-addressed the scope of the meeting, which was to consider if a Foundation Component change would be appropriate. After additional discussion by the GPAC, the project moved forward with a recommendation to the Planning Commission for initiation.

<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

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

<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Deposit Based Funds 100%			<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.

**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**

**Riverside County  
California**

**Action Item  
3444**

**TRANSPORTATION & LAND MANAGEMENT AGENCY / PLANNING: GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN AMENDMENT NO. 1169 (Foundation and Entitlement / Policy) APPLICANT: Summit Land Partners, LLC – ENGINEER / REPRESENTATIVE: Stantec – First Supervisorial District – Elsinore Area Plan – Temescal Zoning District – ZONE: Natural Assets (NA), Watercourse, Watershed, and Conservation Areas (W-1), Manufacturing-Service Commercial (M-SC) 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: Adopt an order initiating the proceedings for General Plan Amendment No. 1169, that proposes to amend and reconfigure portions of the project site's General Plan Foundation Components from Open Space (OS), Community Development (CD) and Rural (RUR) to Community Development (CD) and Open Space (OS) and amend its Land Use Designation from Rural (RUR), Water (W), Light Industrial (LI) and Rural Residential (RR) to Conservation (C), Water (W), Public Facilities (PF), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 13 parcels, totaling 548 gross acres. [Applicant Fees 100%]**

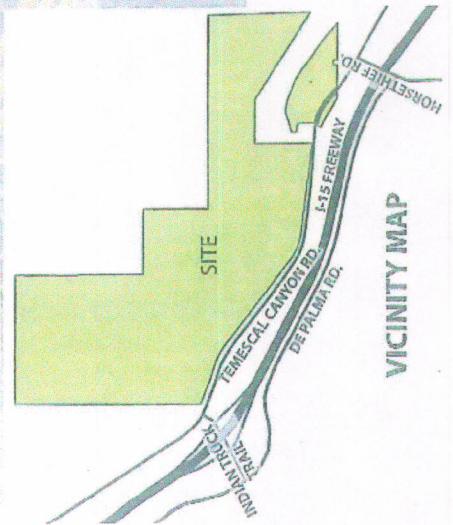
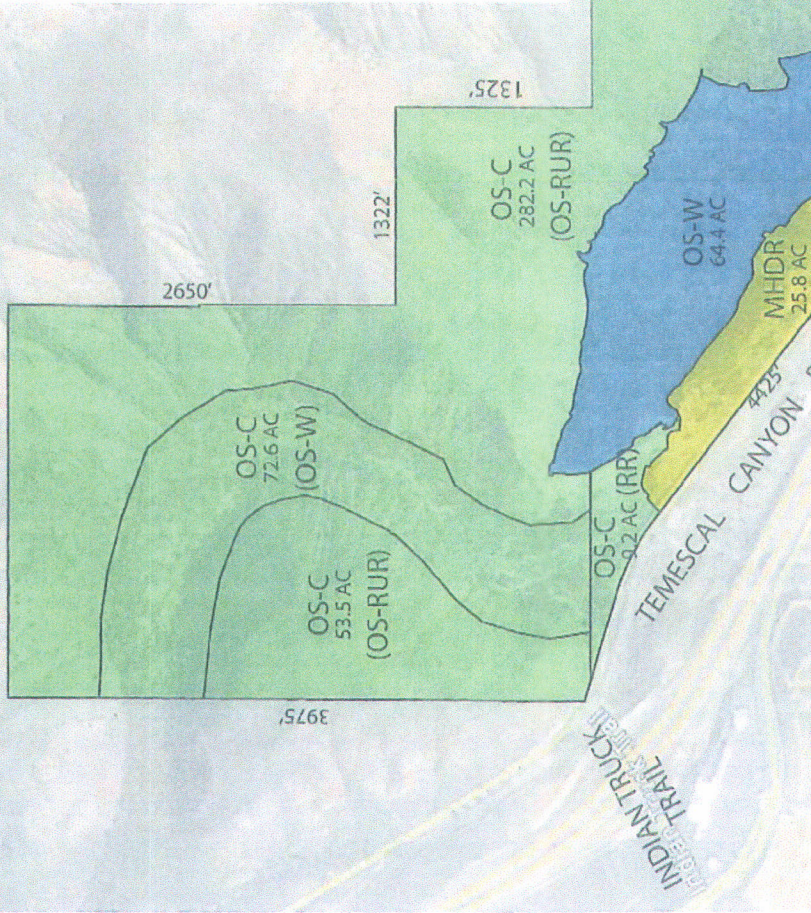
**Final**

Lakeside – Temescal Valley  
 Foundation General Plan Amendment # 1169  
 PROPERTY INFORMATION

EXISTING & PROPOSED FOUNDATION COMPONENTS & LAND USE DESIGNATIONS

CURRENT GENERAL PLAN			PROPOSED GENERAL PLAN		
Component-Designation	Acres	%	Component-Designation	Acres	%
Open Space – Water	175.7	32.1%	Open Space – Water	64.4	11.7%
Open Space – Rural	292.1	53.5%	Open Space – Conservation	417.5	76.2%
Rural – Rural Residential	77.6	14.2%	Community Development – Medium High Density Residential	25.8	4.7%
Community Development – Light Industrial	2.7	0.5%	Community Development – High Density Residential	37.7	6.9%
			Community Development – Public Facilities	2.7	0.5%
<b>Total</b>	<b>548.1</b>	<b>100%</b>	<b>Total</b>	<b>548.1</b>	<b>100%</b>

# FGPA/ELSINORE AREA PLAN AMENDMENT LAND USE Lakeside-Temescal Valley



**NOTES:**  
- 2003 Thomas Bros. Map Metro Inland Empire:  
Pg. 835, A-1, A-2, B-1, B-2.

- Land Use Table Description FGPA/ELAPA:

Existing	AC	Proposed	AC
OS-W	175.7	OS-W	64.4
OS-RUR	292.1	OS-C	417.5
RR	77.6	PF	2.7
LI	2.7	MHDR	25.8
		HDR	37.7
<b>Total</b>	<b>548.1</b>		<b>548.1</b>

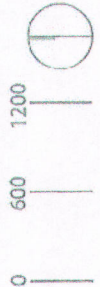
**LEGAL DESCRIPTION:**

These portions of Sections 6, 7 and 8, Township 5 South, Range 5 West, San Bernardino Meridian described in a Deed to EHOFF II Lakeside, LLC recorded April 1, 2014 in Document no. 2014-0118919 of Official Records in the office of the County Recorder of Riverside County, California.  
Also including Parcels A through F which were excluded from Parcel 2 of the aforementioned document  
Also including Parcels A through C which were excluded from Parcel 3 of the aforementioned document  
Also including Lee Lake Dam which was excluded from the aforementioned document  
Also the southwest quarter of said Section 8, for Lee Lake, the portion thereof which lies below an elevation of 1140 above sea level.

Assessor's Parcel Nos:  
391-040-003  
391-050-002  
391-050-003  
391-050-007  
391-060-008  
391-060-002  
391-060-018  
391-070-006  
391-070-007  
391-070-008  
391-070-009  
391-080-020  
391-080-022

**Stantec**  
Prepared by: Stantec  
Phone: (949) 474-1400  
Address: 46 Discovery #250  
Irvine, CA 92618

**SUMMIT**  
Applicant: Summit Land Partners Sub I, LLC  
Landowner: EHOFF II Lakeside, LLC  
Contact: Rhonda Neely  
Phone: (949) 554-6936  
Address: 430 Thirty Second St, #200  
Newport Beach, CA 92663

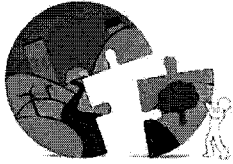


# **BOS**

## **Report Package**

Meeting Date: Tuesday, January 31, 2017





RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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

**I. AGENDA ITEM 2.2**

**GENERAL PLAN AMENDMENT NO. 1169 (FOUNDATION AND ENTITLEMENT/POLICY) –**

APPLICANT: Summit Land Partners, LLC – ENGINEER/REPRESENTATIVE: Stantec – First Supervisorial District – 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.

**II. PROJECT DESCRIPTION:**

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) on 13 parcels, totaling 548 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).

- ✓ Rhonda Neely, Applicant, spoke in favor of the proposed item.
- ✓ No one spoke 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, as amended at hearing.**

**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.

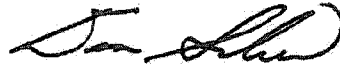
**2.12 GENERAL PLAN AMENDMENT NO. 1200** – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – ZONE: Residential Agricultural (R-A) – LOCATION: North of Krameria Avenue, south of Van Buren Boulevard, west of Porter Avenue, and east of Gardner Avenue – PROJECT SIZE: 1.91 gross acres – REQUEST: 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 a large, sweeping initial "D" and a long, horizontal flourish extending to the right.

Dan Silver  
Executive Director




# PC

## Report Package

Meeting Date: Wednesday, October 19, 2016

**Agenda Item No.:** 2.2  
**Area Plan:** Elsinore  
**Supervisorial District:** First  
**Project Planner:** John Earle Hildebrand III

**General Plan Amendment No. 1169**  
**Property Owner:** EHOFF II Lakeside, LLC  
**Applicant:** Summit Land Partners, LLC  
**Engineer/Representative:** Stantec

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1169 is a General Plan Regular Foundation Component Amendment 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), on 13 parcels, totaling 548 gross acres. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

**LOCATION:** Generally located North of I-15, east of Canyon Circle, and surrounding Corona Lake.

**PROJECT APN:** 391-040-003, 391-050-002, 391-050-003, 391-050-007, 391-050-008, 391-060-002, 391-060-018, 391-060-020, 391-060-022, 391-070-006, 391-070-007, 391-070-008, 391-070-009

**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:

1. (FOUNDATION FINDING) The Foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

A. New Circumstances or Conditions

The County recently amended the Toscana Specific Plan (aka Terramor), which is located adjacent to the project site. The Toscana Specific Plan allows for medium high and high density residential uses and targets approximately 1,443 units over 300 acres, plus open space, within Temescal Valley. Much like the Toscana project, the FGPA would allow for complementary medium high and high density housing. The FGPA also allows for the preservation of approximately 417.5 acres of land by redesignating the land OS-C. The Temescal Valley area of the County is changing in light of the Toscana Specific Plan, and this FGPA complements the soon-to-be neighboring community. The property is also located near the Sycamore Creek master-planned community and Horsethief Canyon Ranch Specific Plan, which have residential, commercial and school uses. Accordingly, this FGPA proposes to change the existing land use designations to create consistency with the changing and existing character of the surrounding area.

B. Riverside County Vision

The FGPA eliminates existing land use designations allowing development of the adjacent steep slopes of the Gavilan Hills and, instead, clusters development adjacent to Interstate 15. The existing General Plan land use designations allow 20-acre home sites north and west of the lake and 5-acre home sites south and east of the lake. However, the proposed FGPA would restrict all development to the already-disturbed portions of the site, south and east of the lake. About 90% of the site, as proposed, will be permanently-conserved open space and recreation.

This FGPA has been prepared in conjunction with the County's Vision and is consistent with it. The County's General Plan Vision is the County's blueprint for long-term, managed and sustainable growth, but is also flexible enough to adapt when market conditions and other external forces fundamentally shift land use patterns and development. (See Vision Statement, Integration Section, p. V-9) The land use patterns in the area, including Toscana Specific Plan, allow for medium high and high density residential developments, and this FGPA reflects that shift.

The Vision Statement says, "[c]onserved multi-purpose open space is viewed as critical part of Riverside County's system of public facilitated and services required to improve the existing quality of life and accommodate new development," and "[a] major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County." (Vision Statement, Conservation and Open Space Resource System Section, p. V-17.) The County is also "committed to maintaining sufficient areas of natural open space to afford the human experience of natural environments as well as sustaining the permanent viability of the unique landforms and ecosystems that define this environment." (Vision Statement, p. V-6) The FGPA proposes to preserve existing habitat areas that currently allow for development. Here, approximately 416.5 acres would be designated OS-C and 64.4 acres as OS-W, which is consistent with the County's Vision for establishing permanent open-space areas and unique landforms.

Furthermore, the Vision Statement acknowledges "shelter as one of the most basic community needs," and the County values the "willingness of communities and their leaders to accept housing for the growing population." (Vision Statement, p. V-6.) The FGPA proposes to designate approximately 25.8 acres as MHDR and 37.7 acres as HDR. This type of residential development provides medium and higher density residential uses, which will create a diverse range of housing options. The Vision Statement also recognizes "built environments that are concentrated in and around livable centers that have a diverse mix of uses, unique character, and easy access to a wide range of transportation choices," (Vision Statement, p. V-6) The FGPA focuses these MHDR and HDR areas adjacent to Lee Lake, Temescal Canyon Road and the I-15 Freeway.

The FGPA will also change the disturbed and non-conserved portions of the site from RR to HDR and MHDR, and LI to PF (to potentially accommodate a wastewater treatment plant). This change is consistent with the County's Vision, as demonstrated under Our Communities and Their neighborhoods section which state, "[d]evelopment occurs only where appropriate and where adequate public facilities and services are available or are provided for at the time of development in accordance with adopted level-of-service standards." (Vision Statement, p. V-14.) Changing the land use to HDR and MHDR in areas that are already disturbed, while leaving open space area intact and providing adequate facilities, will enable a framework of uses that are appropriate and compatible with the County's long-term vision.

Finally, the Population Growth portion of the County's Vision statement says, "[p]opulation growth continues and is focused where it can best be accommodated." (Vision Statement, p. V-12.) This section also states, "[n]ew growth patterns no longer reflect a pattern of random sprawl. Rather they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas." (Id.) Changing the site's land use designations to HDR and MHDR will enable the site to be compatible with the Toscana Specific Plan, Sycamore Creek community and Horsethief Canyon Ranch Specific Plan. This change also promotes clustering development to disturbed areas adjacent to transportation corridors and away from preserved open space. Pursuant to the County's Vision, this consolidates future growth into an area that can accommodate it.

### C. Internal Consistency

This proposed FGPA is consistent with the Elsinore Area Plan as amended by this FGPA and in conformance with the policies and objectives of the General Plan elements. The FGPA has been evaluated carefully in conjunction with each of the ten (10) General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, healthy Communities and Administration to ensure that the FGPA is in conformance with the applicable policies and objectives, as well as the Elsinore Area Plan.

The FGPA acknowledges that the County is known for its extraordinary environmental setting and that this open space is one of the primary defining aspects of the County's livability and character. The County's biological health and diversity is dependent upon the preservation of natural open spaces. (Land Use Element, p. LU-59.) "Neighborhood and community parks and recreational fields also provide important facilities that enhance the quality of life for local residents and visitors." (Id.) This FGPA preserves approximately 417.5 acres as OS-C, 64.4 acres as OS-W, and uses Lee Lake as the future planned community's focal point. Accordingly, the FGPA is also supported by the following policies:

- Policy LU 9.1: Provide for permanent preservation of open space lands that contain important natural resources, cultural resources, hazards, water features, watercourses including arroyos and canyons, and scenic and recreational values.
- Policy LU 9.3: Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life.

The FGPA also eliminates existing land use designations allowing development of the adjacent steep slopes of the Gavilan Hills and, instead, clusters development to the already disturbed areas adjacent to Interstate 15. This approach is consistent with General Plan policies promoting clustering and creates diversity in housing types, which are limited by the current designation. (See, LU 9.4 and 12.1, Land Use Element, p. LU-40 and Housing Element, p. H-97, “[c]lustering is encouraged in all residential designations.”)

As explained above and throughout this application, this proposed FGPA will not create an inconsistency with any of the General Plan elements or the Elsinore Area Plan, as amended by this FGPA, and will promote the goals of clustered development and preservation of open space. Furthermore, any development project will be required to adhere to all applicable Riverside County Zoning Code or Specific Plan provisions relating to site planning, landscaping and transportation, as well as all applicable California State building codes.

**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 recommended for initiation to the Planning Commission by a majority, and there was one abstention.

Given the size and scope of this project, the GPAC discussed a number of items related to the proposal. GPAC asked for additional information pertaining to the proposed accompanying implementing plan and details of the developable areas, relative to what is proposed for conservation. For reference, a Specific Plan (SP00387 - Lakeside), Tentative Parcel Map (PM37035), and Tentative Tract Map (TR36853) are all under concurrent review. Staff provided clarification to the GPAC, but re-addressed the scope of the meeting, which was to consider if a Foundation Component change would be appropriate. After additional discussion by the GPAC, the project moved forward with a recommendation to initiate.

**PROJECT SITE INFORMATION:**

- |                                           |                                                                                                                                             |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Existing Foundation Components:        | Open Space (OS), Rural (R), & Community Development (CD)                                                                                    |
| 2. Proposed Foundation Components:        | Open Space (OS) & Community Development (CD)                                                                                                |
| 3. Existing General Plan Designations:    | Rural (RUR), Water (W), Rural Residential (RR), & Light Industrial (LI)                                                                     |
| 4. Proposed General Plan Designations:    | Conservation (C), Medium High Density Residential (MHDR), and High Density Residential (HDR)                                                |
| 5. Surrounding General Plan Designations: | North – Conservation Habitat (CH), East – Rural (RUR) & Rural Residential (RR), South – Light Industrial (LI) & Highest Density Residential |

- (HHDR), and West – Medium Density Residential (MDR), Conservation (C), Rural Mountainous (RM), & Light Industrial (LI)
6. Existing Zoning Classifications: R-R (Rural Residential), W-1 (Watercourse, Watershed, and Conservation Areas), & N-A (Natural Assets), M-SC (Manufacturing – Service Commercial)
7. Surrounding Zoning Classifications: North – N-A (Natural Assets), East – N-A (Natural Assets) & M-SC (Manufacturing – Service Commercial), South – M-SC (Manufacturing – Service Commercial), and West – Specific Plan (SP00327 – Toscana)
8. Existing Land Use: Vacant Land
9. Surrounding Land Uses: Vacant Land, Industrial, and Residential
10. Project Size (Gross Acres): 548

**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. 1169 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. An airport influence area; or
  - b. An agricultural preserve.
3. The project site is located within:
  - a. The City of Lake Elsinore sphere of influence; and
  - b. A MSHCP criteria cell; and
  - c. A special flood hazard area; and
  - d. The Warm Springs & Temescal Wash Policy Areas; and
  - e. A half-mile of a fault line or fault zone; and
  - f. A low to high liquefaction area; and
  - g. A susceptible subsidence area; and
  - h. A very high, high, and moderate fire hazard areas; and
  - i. State Responsibility Area for fire protection service.



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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

**I. AGENDA ITEM 3.2**

**GENERAL PLAN AMENDMENT NO. 1169 (Foundation and Entitlement/Policy) – APPLICANT:** Summit Land Partners, LLC – **ENGINEER/REPRESENTATIVE:** Stantec – First Supervisorial District – 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), on 13 parcels, totaling 548 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – **APNs:** 391-040-003, 391-050-002, 391-050-003, 391-050-007, 391-050-008, 391-060-002, 391-060-018, 391-060-020, 391-060-022, 391-070-006, 391-070-007, 391-070-008, and 391-070-009.

**II. DISCUSSION:**

- Mr. Silver has a concern with going forward; believes that this could create conflicts and issues with the MSHCP and feels there is not enough information. Concerned with increasing the capacity and increasing greenhouse gases.
- Ms. Kuenzi feels we need to look at this on a global perspective that it is acceptable to go forward.
- Mr. Cousins: We have a shortage of this type of project; it's a fit to the growth of the community.
- Ms. Isom: Concerned about the transportation in the area.
- Mr. Kroenke: The project is already in a disturbed area.

**III. GPAC ACTION:**

Motion by Mr. Kroenke  
Second by Mr. Miller

All members vote to move forward (12)  
Mr. Silver abstained for insufficient of Information (1).

**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. 1169 (Foundation and Entitlement/Policy) – APPLICANT:** Summit Land Partners, LLC – **ENGINEER/REPRESENTATIVE:** Stantec – First Supervisorial District – 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), on 13 parcels, totaling 548 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – **APNs:** 391-040-003, 391-050-002, 391-050-003, 391-050-007, 391-050-008, 391-060-002, 391-060-018, 391-060-020, 391-060-022, 391-070-006, 391-070-007, 391-070-008, and 391-070-009.

**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.

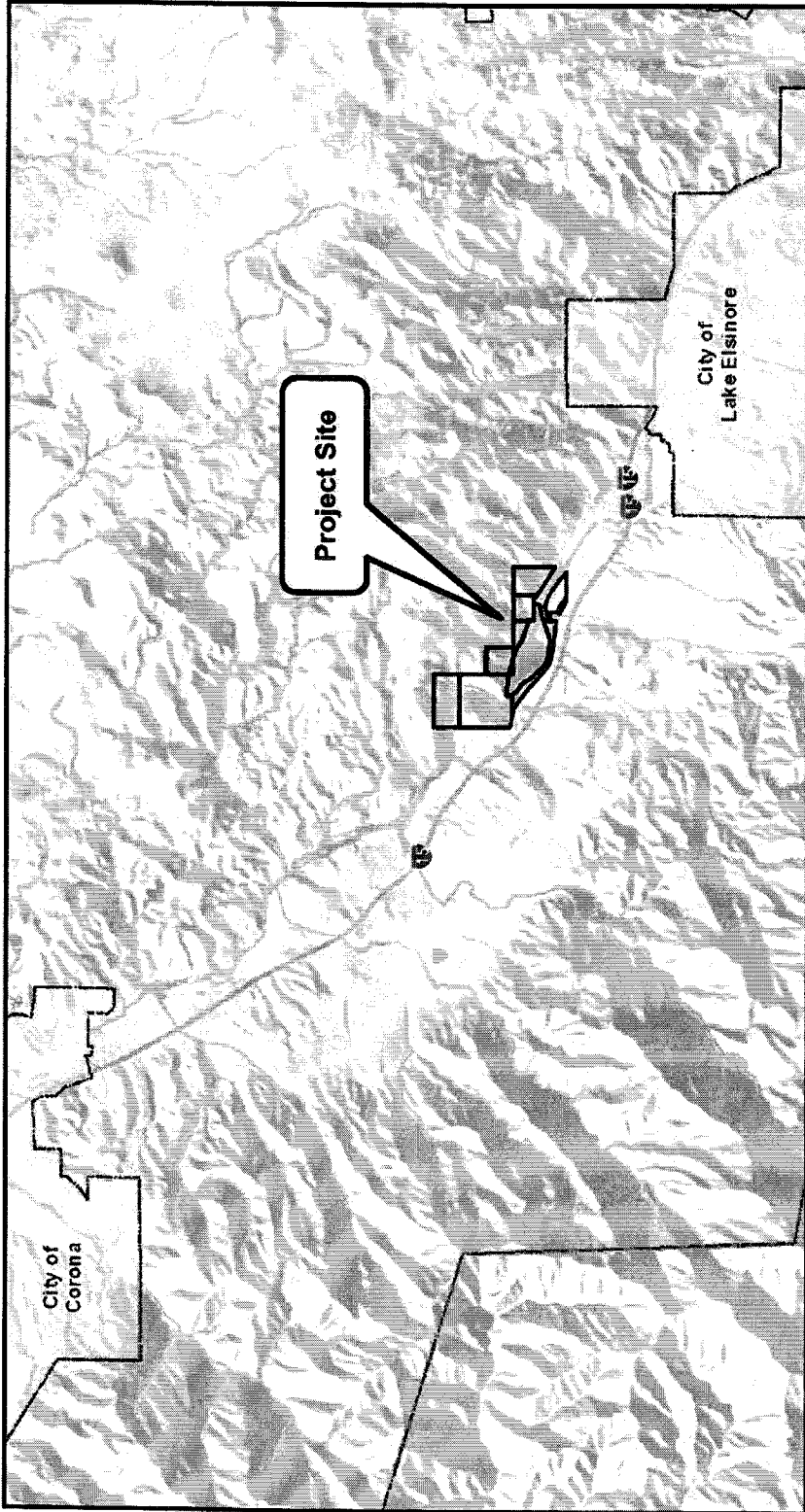
Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public meeting; or, may appear and be heard at the time and place noted above. All comments received prior to the public meeting will be submitted to the Planning Commission, who will consider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

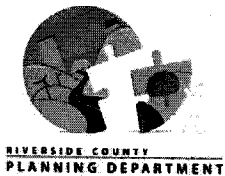




# **GPAC**

## **Report Package**

Meeting Date: Thursday, August 18, 2016



# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 18, 2016

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**Foundation GPA No.:** 1169  
**Supervisory District:** First  
**Area Plan:** Elsinore  
**Zoning Area/District:** Temescal Area  
**Property Owner(s):** EHOV II Lakeside, LLC & EVMWD  
**Project Representative(s):** Summit Land Partners Sub I, LLC

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**PROJECT DESCRIPTION:** 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), on 13 parcels, totaling 548 gross acres.

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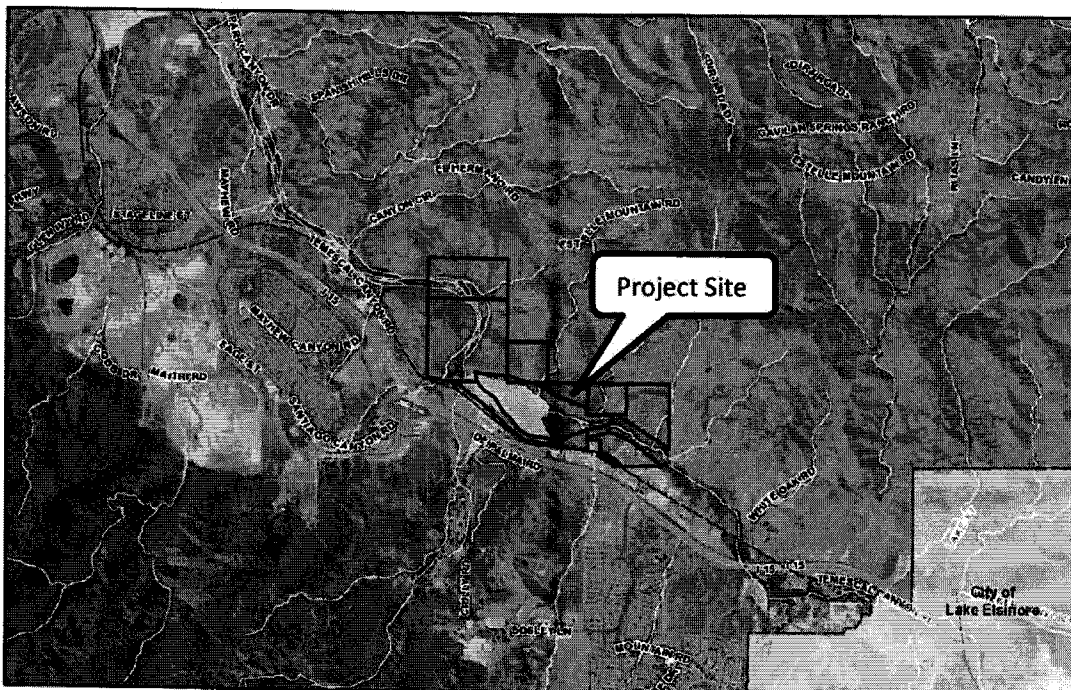


Figure 1: Project Location Map

**PROJECT DETAILS:** This General Plan application is a proposal to change and reconfigure portions of the site's General Plan Foundation Components from Open Space (OS) and Rural (RUR) to Community Development (CD) and change and reconfigure its Land Use Designations from Rural (RUR) and Rural Residential (RR) to Conservation (C), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 13 parcels, totaling 548 gross acres. This application includes multiple accompanying applications including Tentative Tract Maps the Specific Plan 387 (Lakeside).

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

1. (FOUNDATION FINDING) The Foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

A. New Circumstances or Conditions

The County recently amended the Toscana Specific Plan (aka Terramor), which is located adjacent to the project site. The Toscana Specific Plan allows for medium, medium high and high density residential uses and targets approximately 1,443 units over 300 acres, plus open space, within Temescal Valley. Much like the Toscana project, the FGPA would allow for complementary medium high and high density housing. The FGPA also allows for the preservation of approximately 417.5 acres of land by redesignating the land OS-C. The Temescal Valley area of the County is changing in light of the Toscana Specific Plan, and this FGPA complements the soon-to-be neighboring community. The property is also located near the Sycamore Creek master-planned community and Horsethief Canyon Ranch Specific Plan, which have residential, commercial and school uses. Accordingly, this FGPA proposes to change the existing land use designations to create consistency with the changing and existing character of the surrounding area.

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This FGPA has been prepared in conjunction with the County's Vision and is consistent with it. The County's General Plan Vision is the County's blueprint for long-term, managed and sustainable growth, but is also flexible enough to adapt when market conditions and other external forces fundamentally shift land use patterns and development. (See Vision Statement, Integration Section, p. V-9) The land use patterns in the area, including Toscana Specific Plan, allow for medium high and high density residential developments, and this FGPA reflects that shift.

The Vision Statement says, “[c]onserved multi-purpose open space is viewed as critical part of Riverside County’s system of public facilitated and services required to improve the existing quality of life and accommodate new development,” and “[a] major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County.” (Vision Statement, Conservation and Open Space Resource System Section, p. V-17.) The County is also “committed to maintaining sufficient areas of natural open space to afford the human experience of natural environments as well as sustaining the permanent viability of the unique landforms and ecosystems that define this environment.” (Vision Statement, p. V-6) The FGPA proposes to preserve existing habitat areas that currently allow for development. Here, approximately 416.5 acres would be designated OS-C and 64.4 acres as OS-W, which is consistent with the County’s Vision for establishing permanent open-space areas and unique landforms.

Furthermore, the Vision Statement acknowledges “shelter as one of the most basic community needs,” and the County values the “willingness of communities and their leaders to accept housing for the growing population.” (Vision Statement, p. V-6.) The FGPA proposes to designate approximately 25.8 acres as MHDR and 37.7 acres as HDR. This type of residential development provides medium and higher density residential uses, which will create a diverse range of housing options. The Vision Statement also recognizes “built environments that are concentrated in and around livable centers that have a diverse mix of uses, unique character, and easy access to a wide range of transportation choices,” (Vision Statement, p. V-6) The FGPA focuses these MHDR and HDR areas adjacent to Lee Lake, Temescal Canyon Road and the I-15 Freeway.

The FGPA will also change the disturbed and non-conserved portions of the site from RR to HDR and MHDR, and LI to PF (to potentially accommodate a wastewater treatment plant). This change is consistent with the County’s Vision, as demonstrated under Our Communities and Their neighborhoods section which state, “[d]evelopment occurs only where appropriate and where adequate public facilities and services are available or are provided for at the time of development in accordance with adopted level-of-service standards.” (Vision Statement, p. V-14.) Changing the land use to HDR and MHDR in areas that are already disturbed, while leaving open space area intact and providing adequate facilities, will enable a framework of uses that are appropriate and compatible with the County’s long-term vision.

Finally, the Population Growth portion of the County’s Vision statement says, “[p]opulation growth continues and is focused where it can best be accommodated.” (Vision Statement, p. V-12.) This section also states, “[n]ew growth patterns no longer reflect a pattern of random sprawl. Rather they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.” (Id.) Changing the site’s land use designations to HDR and MHDR will enable the site to be compatible with the Toscana Specific Plan, Sycamore Creek community and Horsethief Canyon Ranch Specific Plan. This change also promotes clustering development to disturbed areas adjacent to transportation corridors and away from preserved open space. Pursuant to the County’s Vision, this consolidates future growth into an area that can accommodate it.

C. Internal Consistency

This proposed FGPA is consistent with the Elsinore Area Plan as amended by this FGPA and in conformance with the policies and objectives of the General Plan elements. The FGPA has been evaluated carefully in conjunction with each of the ten (10) General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, healthy Communities and Administration to ensure that the FGPA is in conformance with the applicable policies and objectives, as well as the Elsinore Area Plan.

The FGPA acknowledges that the County is known for its extraordinary environmental setting and that this open space is one of the primary defining aspects of the County's livability and character. The County's biological health and diversity is dependent upon the preservation of natural open spaces. (Land Use Element, p. LU-59.) "Neighborhood and community parks and recreational fields also provide important facilities that enhance the quality of life for local residents and visitors." (Id.) This FGPA preserves approximately 417.5 acres as OS-C, 64.4 acres as OS-W, and uses Lee Lake as the future planned community's focal point. Accordingly, the FGPA is also supported by the following policies:

- Policy LU 9.1: Provide for permanent preservation of open space lands that contain important natural resources, cultural resources, hazards, water features, watercourses including arroyos and canyons, and scenic and recreational values.
- Policy LU 9.3: Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life.

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As explained above and throughout this application, this proposed FGPA will not create an inconsistency with any of the General Plan elements or the Elsinore Area Plan, as amended by this FGPA, and will promote the goals of clustered development and preservation of open space. Furthermore, any development project will be required to adhere to all applicable Riverside County Zoning Code or Specific Plan provisions relating to site planning, landscaping and transportation, as well as all applicable California State building codes.

Further discussion is provided with this staff report package.

**TECHNICAL APPENDIX:**

**General Information:**

---

General Plan Advisory Committee GPIIP Report  
 Foundation General Plan Amendment No.: 1169

Project Area (Gross Acres):	548.1
Number of Parcels:	13
Sphere of Influence:	Yes – City of Lake Elsinore
Policy Area:	Yes – Warm Springs Policy Area & Temescal Wash Policy Area
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Open Space (OS), Rural (R), & Community Development (CD)
Proposed Foundation Component:	Open Space (OS) & Community Development (CD)
Existing General Plan Land Use:	Rural (RUR), Water (W), Rural Residential (RR), & Light Industrial (LI)
Proposed General Plan Land Use:	Conservation (C), Medium High Density Residential (MHDR), High Density Residential (HDR), & Public Facilities (PF)
<b>Surrounding General Plan Land Use</b>	
North:	Conservation Habitat (CH)
East:	Rural (RUR) & Rural Residential (RR)
South:	Light Industrial (LI) & Highest Density Residential (HHDR)
West:	Medium Density Residential (MDR), Conservation (C), Rural Mountainous (RM), & Light Industrial (LI)
Existing Zoning Classification:	R-R (Rural Residential), W-1 (Watercourse, Watershed, and Conservation Areas), & N-A (Natural Assets), M-SC (Manufacturing – Service Commercial)
Change of Zone Required:	Yes
<b>Surrounding Zoning Classification</b>	
North:	N-A (Natural Assets)
East:	N-A (Natural Assets) & M-SC (Manufacturing – Service Commercial)
South:	M-SC (Manufacturing – Service Commercial)
West:	Specific Plan 327 (SP) – Toscana
Existing Development and Use:	
<b>Surrounding Development and Use</b>	
North:	Vacant Land and Conservation Areas
East:	Vacant Land

South:	Vacant Land, Office park, Heavy Machinery storage
West:	Vacant Land

**Environmental Information:**

WRCMSHCP Criteria Cell:	The parcels for GPA01169 are all located within Criteria Cells and a HANS application has already been submitted under SP00387 for HANS02201. A significant portion of the project is described for conservation, and the project as a whole is still under review for compliance with the MSHCP, but based on consistency with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the Plan, a large portion of the parcels in this GPA will need to be conserved. Conservation in the area will contribute to a proposed constrained wildlife linkage and live in habitat for upland MSHCP species. The sites also contain a significant amount of riparian/riverine acreage and habitat for sensitive species that will need to be conserved.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Yes – Grazing Land, Local Importance, Other lands, Urban Built up Land, & Waterbodies
Fire Hazard Area:	Yes – Moderate to Very High
Fire Responsibility Area:	State Responsibility Area
Special Flood Hazard Area:	Yes – along watercourse and around Corona Lake
Liquefaction Area:	Yes – Very Low, Low, Moderate, & Very High
Subsidence Area:	Yes – Susceptible
Fault Line:	Yes – Within a ½ mile of Walker Canyon Fault
Fault Zone:	Yes – Within a ½ mile of Walker Canyon Fault Zone
Paleontological Sensitivity:	Yes – Low and High A

**Utility Information:**

Water Service:	Yes – Elsinore Valley Municipal Water District ("EVMWD")
Sewer Service:	Yes – Elsinore Valley Municipal Water District ("EVMWD")



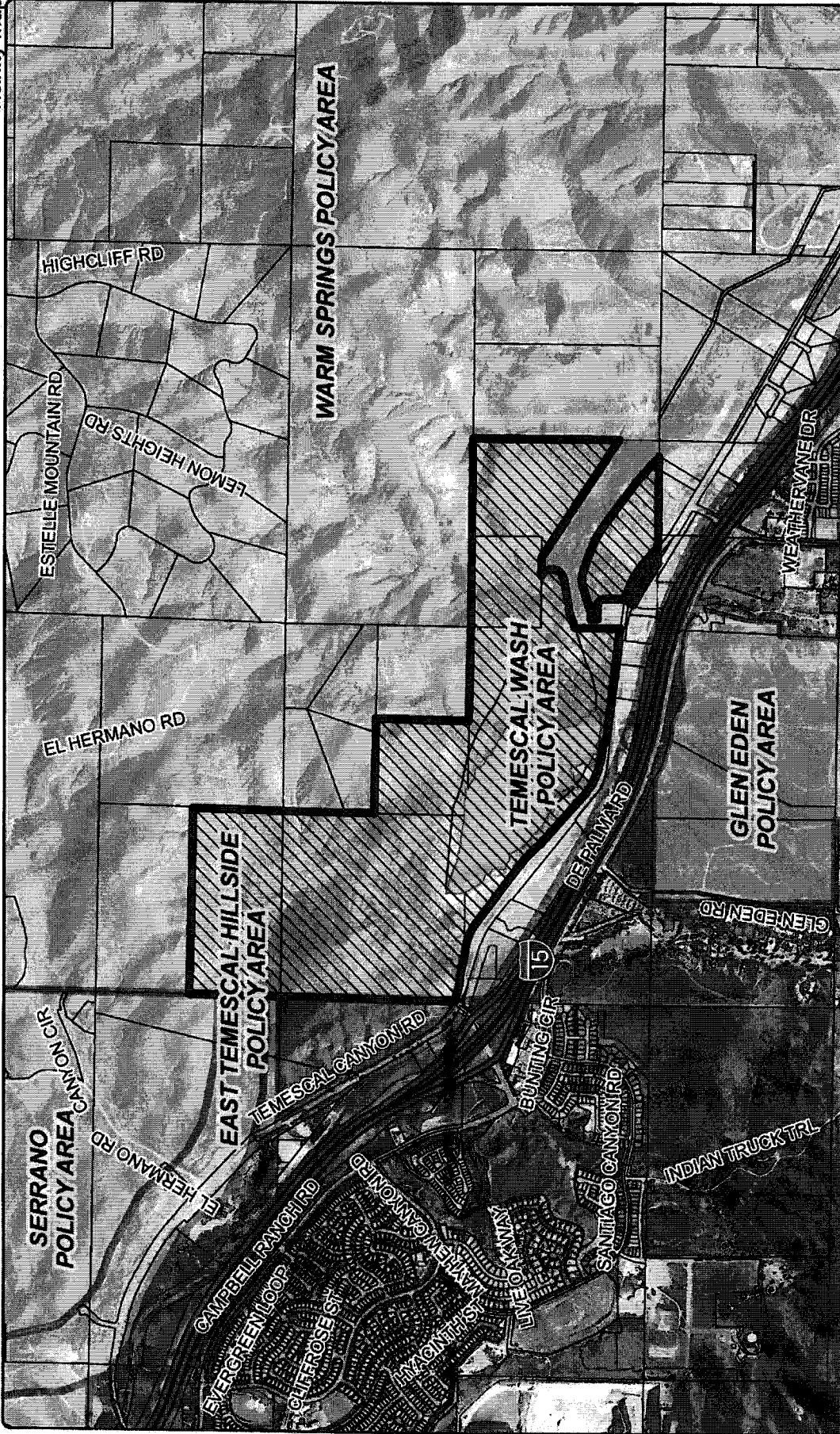
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01169

### VICINITY/POLICY AREAS

Supervisor: Jeffries  
District 1

Date Drawn: 07/26/2016  
Vicinity Map



Zoning Area: Alberhill

Author: Vinnie Nguyen

APR 2016 - (1) (b) (5) - (C) 2016, by County of Riverside. All rights reserved. This document is for informational purposes only and does not constitute an offer of any financial product. The map shown here may contain different types of land use than is provided by the zoning map. For further information, please contact the Riverside County Planning Department at (951) 261-2200 or visit our website at [www.riversidecountyplanning.com](http://www.riversidecountyplanning.com).

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01169

### LAND USE

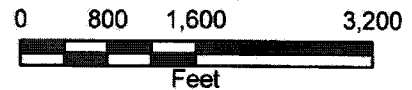
Supervisor: Jeffries  
District 1

Date Drawn: 07/26/2016  
Exhibit 1



Zoning Area: Alberhill

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://riversidecounty.com>

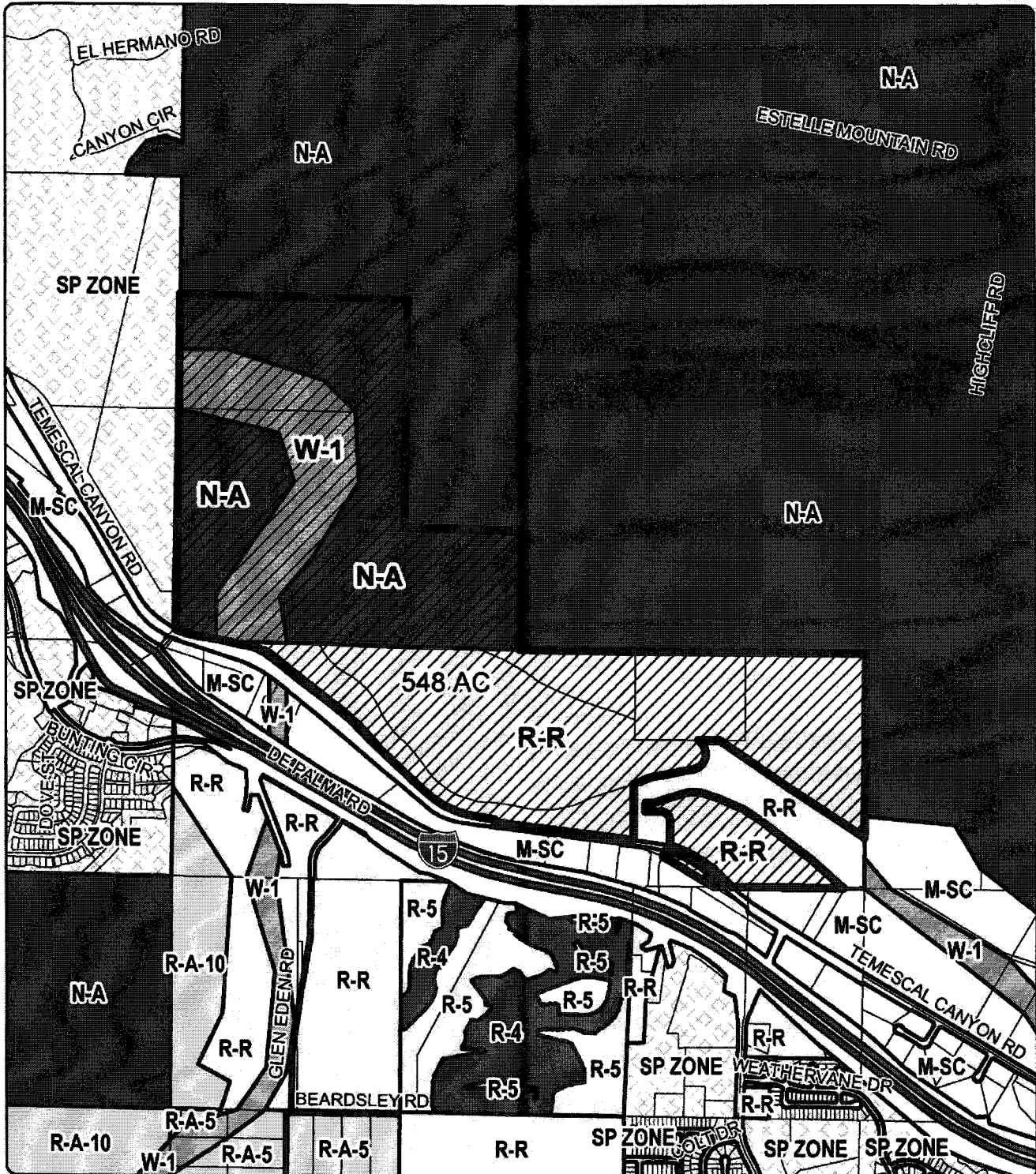
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01169

### EXISTING ZONING

Supervisor: Jeffries  
District 1

Date Drawn: 07/26/2016  
Exhibit 2



Zoning Area: Alberhill

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>

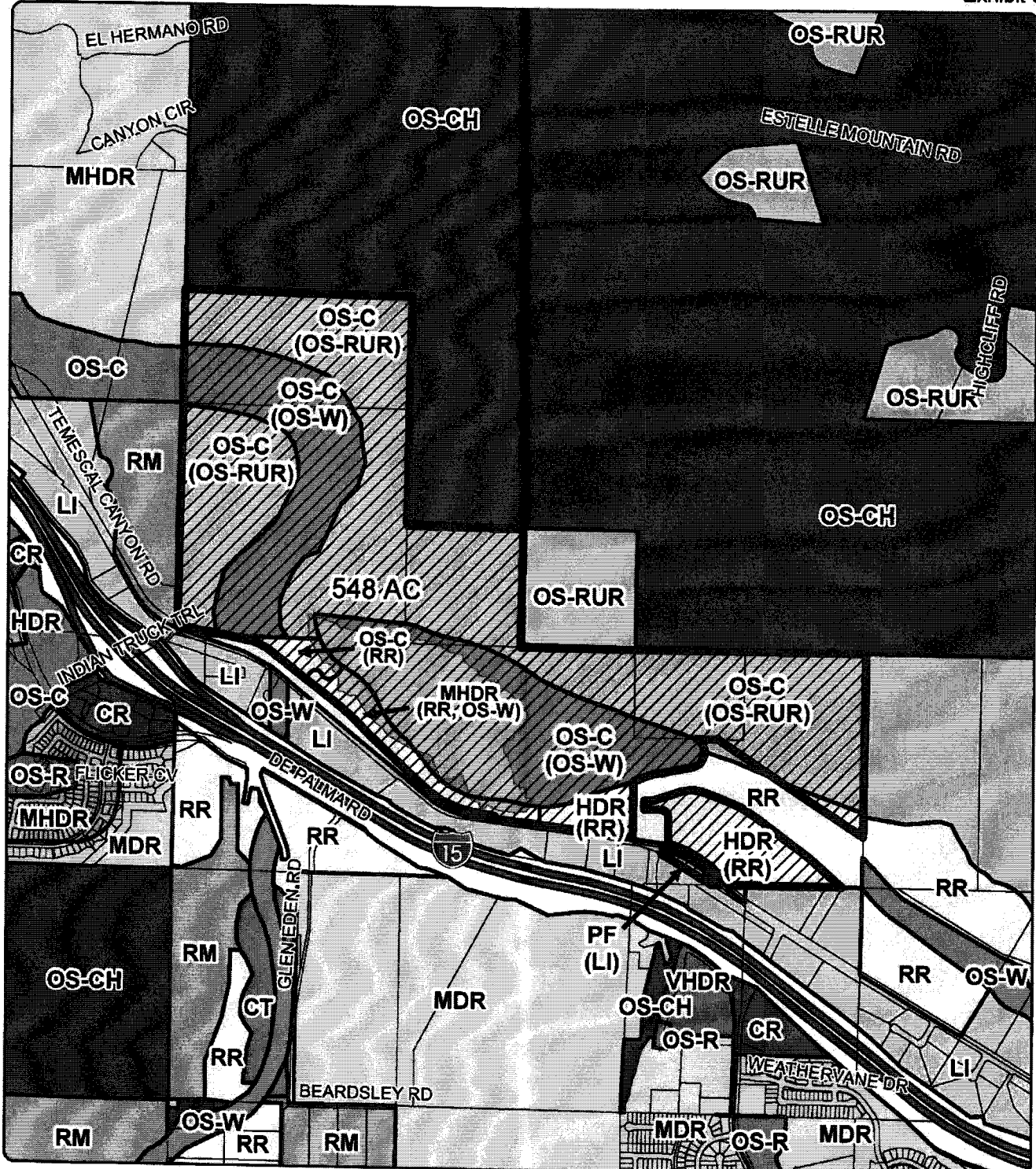
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01169

### PROPOSED GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 07/26/2016  
Exhibit 6



Zoning Area: Alberhill

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)963-8277 (Eastern County) or Website <http://planning.rivplanning.org>

# FGPA/ELSINORE AREA PLAN AMENDMENT LAND USE Lakeside-Temescal Valley

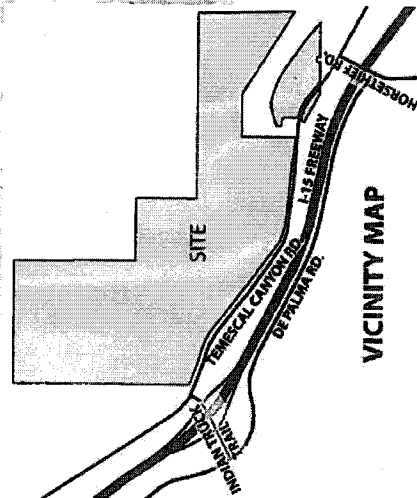
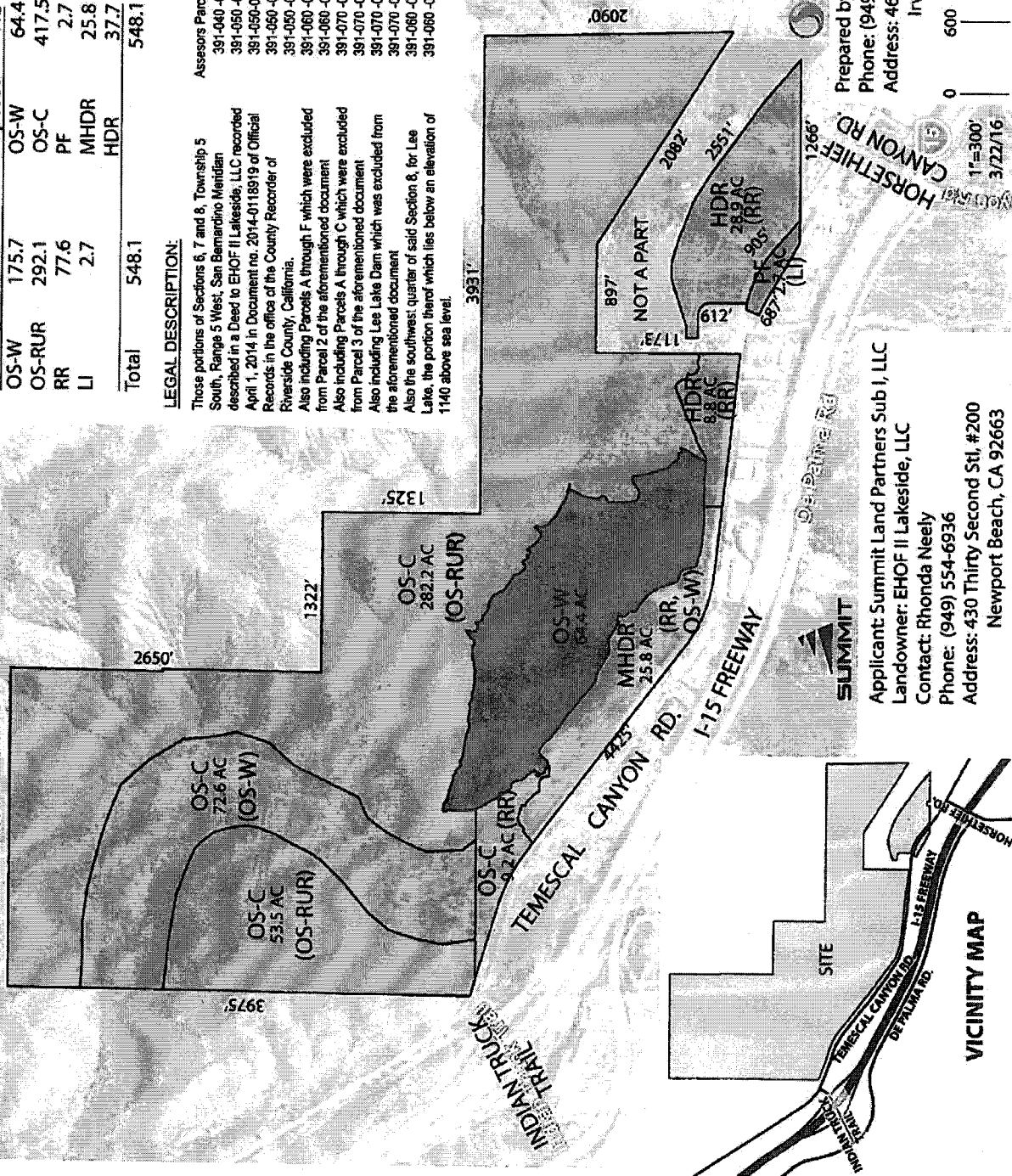
**NOTES:**  
 - 2003 Thomas Bros. Map Metro Inland Empire:  
 Pg. 835, A-1, A-2, B-1, B-2.  
 - Land Use Table Description FGPA/ELAPA:

Existing	AC	Proposed	AC
OS-W	175.7	OS-W	64.4
OS-RUR	292.1	OS-C	417.5
RR	77.6	PF	2.7
LI	2.7	MHDR	25.8
		HDR	37.7
<b>Total</b>	<b>548.1</b>		<b>548.1</b>

**LEGAL DESCRIPTION:**

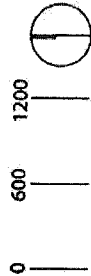
Those portions of Sections 6, 7 and 8, Township 5 South, Range 5 West, San Bernardino Meridian described in a Deed to EHOFF II Lakeside, LLC recorded April 1, 2014 in Document no. 2014-0118919 of Official Records in the office of the County Recorder of Riverside County, California.  
 Also including Parcels A through F, which were excluded from Parcel 2 of the aforementioned document  
 Also including Parcels A through C which were excluded from Parcel 3 of the aforementioned document  
 Also including Lee Lake Dam which was excluded from the aforementioned document  
 Also the southwest quarter of said Section 8, for Lee Lake, the portion thereof which lies below an elevation of 1140 above sea level.

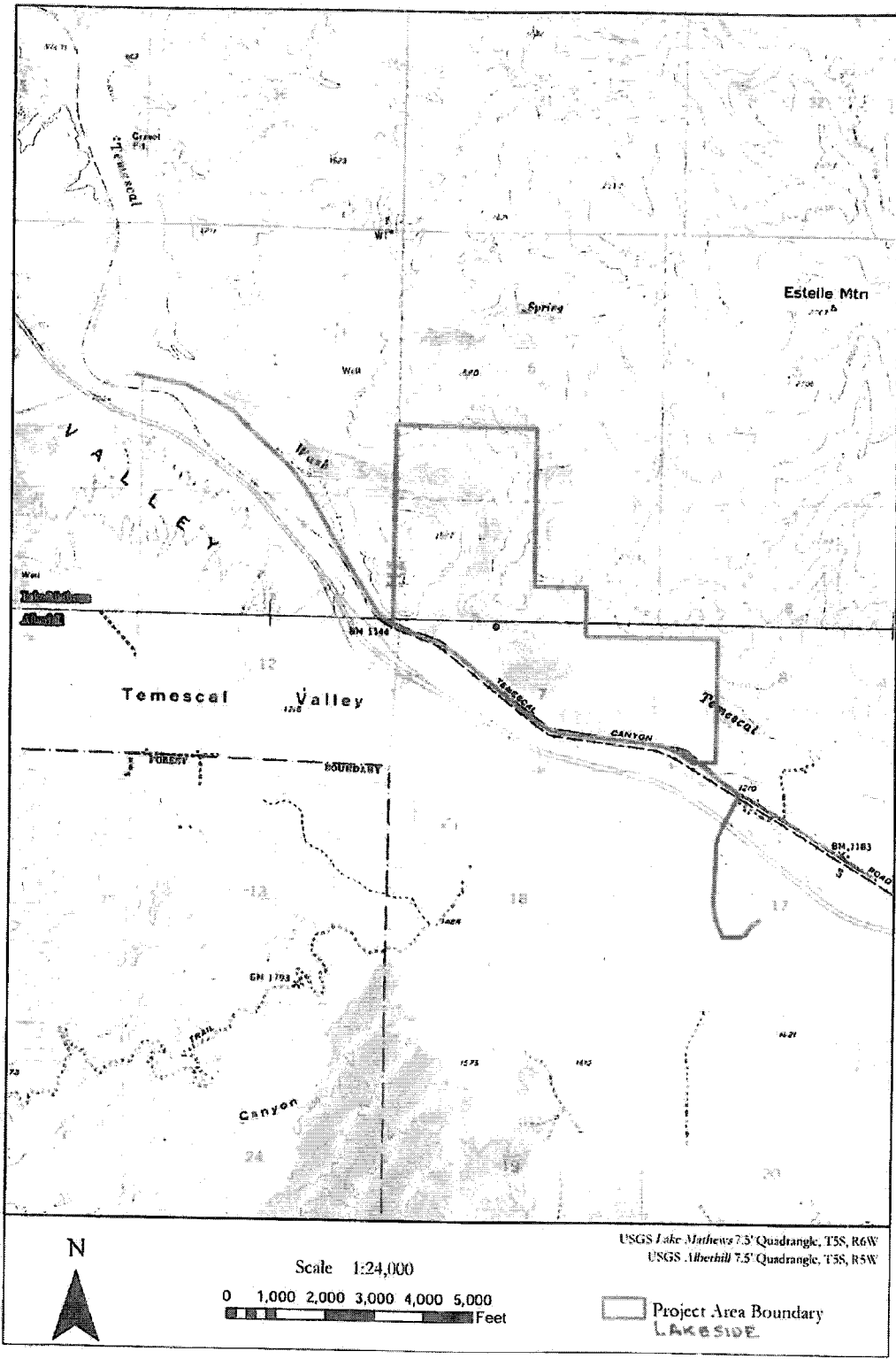
**Assessors Parcel Nos:**  
 391-040-003  
 391-050-002  
 391-050-003  
 391-050-007  
 391-050-008  
 391-060-018  
 391-070-006  
 391-070-007  
 391-070-008  
 391-080-020  
 391-080-022



**Stantec**  
 Prepared by: Stantec  
 Phone: (949) 474-1400  
 Address: 46 Discovery #250  
 Irvine, CA 92618

**Summit**  
 Applicant: Summit Land Partners Sub I, LLC  
 Landowner: EHOFF II Lakeside, LLC  
 Contact: Rhonda Neely  
 Phone: (949) 554-6936  
 Address: 430 Thirty Second Stl, #200  
 Newport Beach, CA 92663



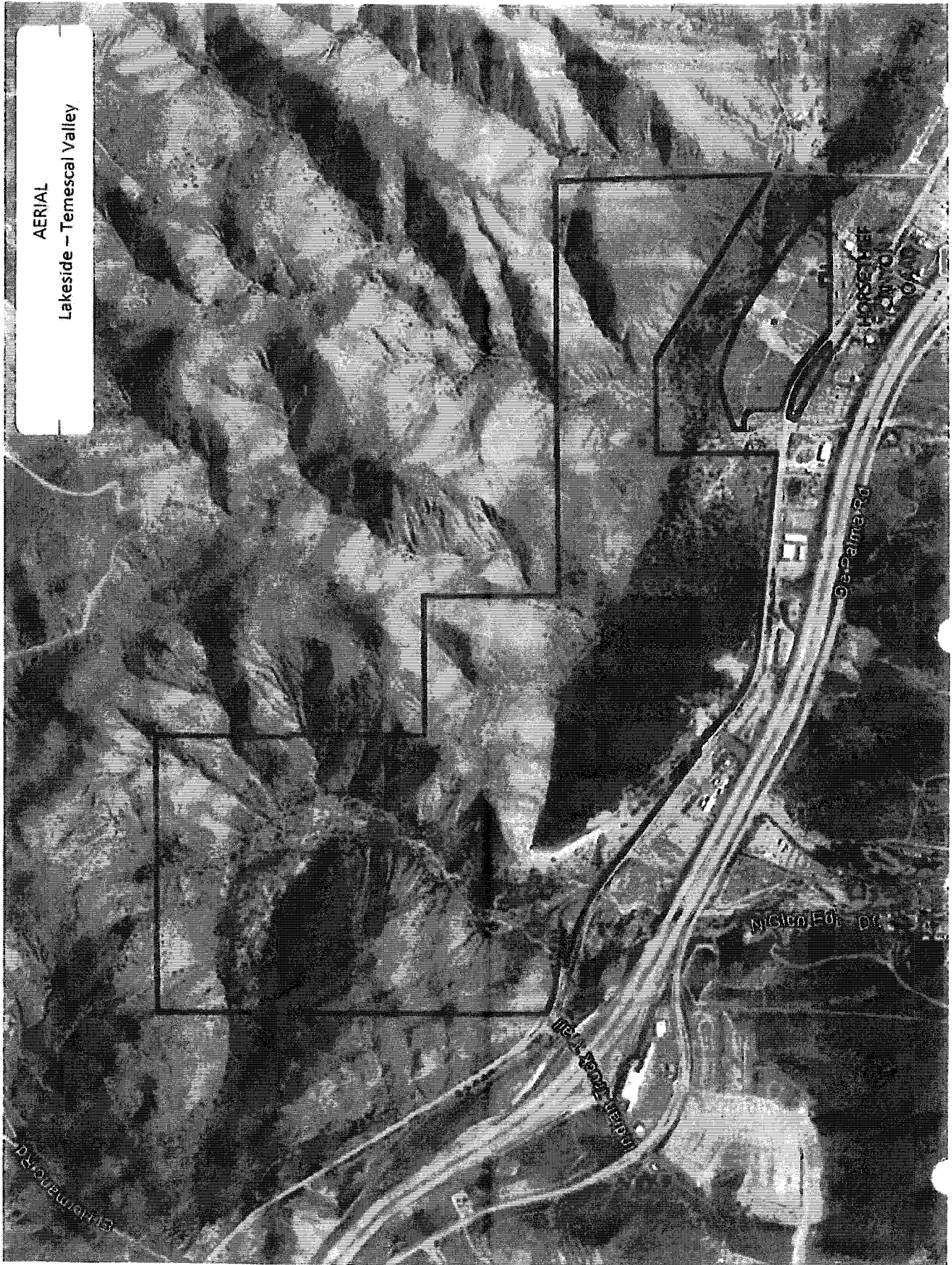


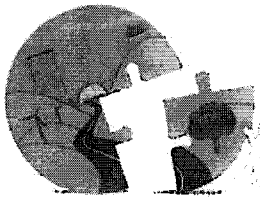
Scale 1:24,000  
 0 1,000 2,000 3,000 4,000 5,000 Feet

USGS Lake Mathews 7.5' Quadrangle, T38, R6W  
 USGS Altherhill 7.5' Quadrangle, T38, R5W

Project Area Boundary  
 LAKESIDE

AERIAL  
Lakeside -- Temescal Valley





**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

Steve Weiss, AICP  
Planning Director

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

**I. GENERAL INFORMATION:**

**APPLICATION INFORMATION:**

Applicant Name: SUMMIT LAND PARTNERS SUB I LLC

Contact Person: RHONDA NEELY

E-Mail: RNEELY@SUMMITLLC.COM

Mailing Address: 430 THIRTY SECOND STREET, SUITE 200

<u>NEWPORT BEACH,</u>	<u>CA</u>	<u>92663</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (949 ) 554-6936

Fax No: (949 ) 554-6901

Engineer/Representative Name: STANTEC

Contact Person: TED GROVE

E-Mail: TED.GROVE@STANTEC.COM

Mailing Address: 46 DISCOVERY, SUITE 250

<u>IRVINE</u>	<u>CA</u>	<u>92618</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (949 ) 474-1401 ext. 296

Fax No: (949 ) 261-8482

Property Owner Name: EHOF II LAKESIDE, LLC

Contact Person: RHONDA NEELY

E-Mail: RNEELY@SUMMITLLC.COM

Mailing Address: 430 THIRTY SECOND STREET, SUITE 200

<u>NEWPORT BEACH</u>	<u>CA</u>	<u>92663</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (949 ) 554-6936

Fax No: (949 ) 554-6901

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

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



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

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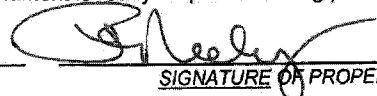
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email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

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

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

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

Rhonda Neely, Authorized Agent for EHOF II Lakeside, LLC



PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

***AUTHORIZATION FOR CONCURRENT FEE TRANSFER***

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): See attached

Approximate Gross Acreage: See attached

General location (nearby or cross streets): North of Temescal Canyon Road, South of vacant land, East of Indian Truck Trail, West of Horsethief Canyon Road

Existing General Plan Foundation Component(s): See attached

Proposed General Plan Foundation Component(s): See attached

Existing General Plan Land Use Designation(s): See attached

Proposed General Plan Land Use Designation(s): See attached

General Plan Policy Area(s) (if any): Warm Springs & Temescal Wash Policy Areas within Elsinore Area Plan

Existing Zoning Classification(s): R-R, W-1, N-A, M-SC

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

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

If yes, provide Application No(s): GPA1030, HANS724, EA41862, HANS2201, SP387, CZ07851  
 (e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA42728 EIR No. (if applicable): EIR 545

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

If yes, indicate the type of report(s) and provide signed copy(ies): See attached list

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Southern California Edison		
Gas Company	Southern California Gas Company	x	
Telephone Company	Verizon / Time Warner	x	
Water Company/District	Elsinore Valley Municipal Water District ("EVMWD")	x	

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

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	
Sewer District	Yes	No
EVMWD (project to be served either by private treatment plant or expansion of Horsethief plant)		X

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

Project to be served, under agreement with EVMWD, by a private on-site sewer treatment plant.  
 In the alternative, the project may participate in, and be served by, the expansion of the  
 Horsethief wastewater treatment plant approximately 3/4 of a mile from the project.

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

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

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

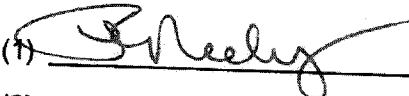
If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

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

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

Owner/Representative (1)  Date April 4, 2016  
 Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



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

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**III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:**

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

No - see the Internal Consistency section of the attached Findings.

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**NOTES:**

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

Furthermore:

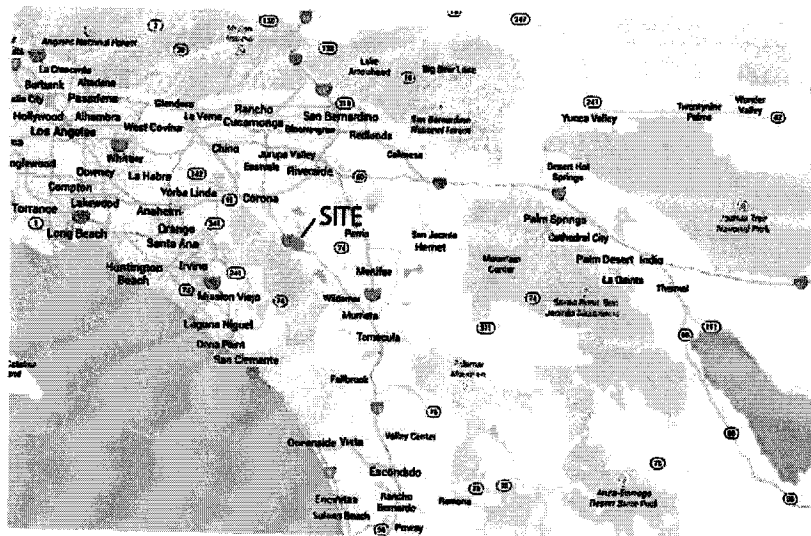
- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
  - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. This completed application form, along with the requisite filing fees, are required to file an application with the County of Riverside Planning Department.

Lakeside – Temescal Valley  
 Foundation General Plan Amendment # GPA01169  
 PROPERTY INFORMATION  
 DETAILS

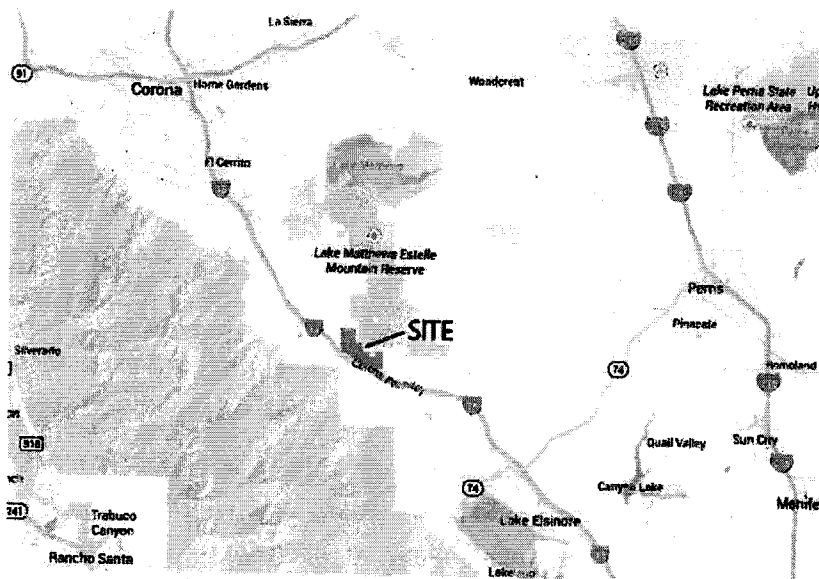
**1.1 LOCATION**

The Lakeside – Temescal Valley Foundation General Plan Amendment (“F-GPA”) site encompasses approximately 548 acres of mostly undeveloped land in an unincorporated area of western Riverside County. It is located in Temescal Canyon which is formed by the Santa Ana Mountains to the southwest and Gavilan Hills to the northeast. The site is physically about 3.5 miles from the Orange County border and  $\pm 0.5$  mile to the Cleveland National Forest to the southwest. Regional access is from the I-15 freeway. San Diego is to the south and Orange County, San Bernardino and Los Angeles are to the north, as shown on Figure 1.1, Regional Location Map, and Figure 1.2, Vicinity Location Map.

**Figure 1.1 – Regional Location Map**



**Figure 1.2 – Vicinity Location Map**



Lakeside – Temescal Valley  
Foundation General Plan Amendment # 6PA01169  
PROPERTY INFORMATION  
DETAILS

Though Lee Lake is centrally located within the site area, it is owned separately by Elsinore Valley Municipal Water District (EVMWD) and is included in this F-GPA with permission from EVMWD.

Temescal Canyon Road generally runs parallel to the I-15 freeway and Temescal Canyon Wash. The southwest site boundary is located adjacent to the Temescal Canyon Road right of way, except for an approximately 2.7 acre parcel located on the south side of Temescal Canyon Road. Access to the site is from the I-15 freeway at Indian Truck Trail to the west and from Horsethief Canyon Road on the east side of the site, both of which tee into Temescal Canyon Road.

### 1.2 EXISTING LAND USE

A recreational fishing concession has been in operation at the site for approximately thirty years. The concessionaire sold the property to EHOV II Lakeside, LLC/Summit Land Partners Sub I LLC ("Summit"), and is currently leasing the property from Summit to continue the fishing operations until land use and development entitlements are complete.

Most of the improvements for the fishing concession operation have taken place along an approximately 1,900 foot frontage of Temescal Canyon Road (between the road and the lake edge). Unpaved parking areas, a small general store, boat docks, boat ramps and portable accessory buildings are located in this area. Adjacent to this on the west end there is an approximately 750' long dam built to create the lake. An unpaved service road runs along the top of the dam.

The lake edge connects to natural open space to the north and continues to rise into steep terrain forming the Gavilan Hills. The property east of the lake contains six agricultural well sites proposed to be abandoned and is located north and south of the "Not a Part" area owned by the Riverside County Flood Control District, as shown on the GPA Land Use exhibit.

### 1.3 VISION

Lakeside is envisioned as a gated residential planned community which permanently conserves the natural hillsides by clustering development onto the already-disturbed flat portions of the site adjacent to Temescal Canyon Road. While the existing General Plan land uses state that 20-acre home sites north and west of the lake and 5-acre home sites south and east of the lake are an allowable use, this proposed Foundation General Plan Amendment would restrict all development to the already-disturbed portions of the site, south and east of the lake. About 76% of the site ( $\pm$  417.5 acres), as proposed, will be conserved as permanently-conserved open space and about 11.7% as lake. The permanently-conserved open space is intended to be sold to a Mitigation Banker for perpetual management. Development will be clustered, as encouraged by the General Plan, near Temescal Canyon Road on the remaining  $\pm$  12.3% of the site.

Lakeside – Temescal Valley  
 Foundation General Plan Amendment # GPA01169  
 PROPERTY INFORMATION  
 DETAILS

**1.4 ELSINORE AREA PLAN – Warm Springs Policy Area**

The Lakeside – Temescal Valley project is within the Warm Springs Policy Area of the Elsinore Lake Area Plan (“ELAP”). This application includes an amendment to the Elsinore Area Plan land use map consistent with this Foundation General Plan Amendment but does not propose an amendment to the Elsinore Area Plan policies. The unique features of this policy area are described within the ELAP as: “...generally characterized by rural uses set along steep slopes. Development is concentrated adjacent to Interstate 15...” Approval of the this Foundation General Plan Amendment will bring the project site more closely into conformance with the Warm Springs Policy Area by eliminating the land use designation allowing development of the adjacent steep slopes of the Gavilan Hills and instead clustering development adjacent to Interstate 15.

The table below outlines how this proposed Foundation General Plan Amendment is in conformance with the Warm Springs policies under the ELAP:

<p style="text-align: center;"><b>ELAP Policy</b> <b>(Warm Springs Policy Area)</b></p>	<p style="text-align: center;"><b>Conformance Analysis</b></p>
<p>ELAP 1.1 – Protect the life and property of residents and maintain the character of the Gavilan Hills through adherence to the <u>Hillside Development and Slope section</u> of the <i>Land Use Element</i>, the <u>Environmentally Sensitive Lands section</u> of the <i>Multipurpose Open Space Element</i>, and the <u>Slope and Soil Instability section</u> of the <i>Safety Element</i>.</p>	<p><b>(COMPLIES):</b> <u>Hillside Development and Slope section</u> of the <i>Land Use Element</i></p> <p>These policies focus on encouraging adaptive construction techniques to minimize alteration of natural landforms and allowing “<i>development clustering to retain slopes in natural open space whenever possible.</i>”</p> <p>Given that the entire northern portion of the project site contains natural slopes and significant elevation changes, the majority of the project site would be designated as natural open space. Development would be clustered to occur south of Lee Lake and Temescal Wash to avoid alterations to natural land forms and vegetation. No hillside development would occur. Should the borrow site be utilized, the project would temporarily impact a portion of the hillside slopes. However, upon completion of excavation, the borrow site would be revegetated and restored to its predominantly natural state.</p> <p><b>(COMPLIES):</b> <u>Environmentally Sensitive Lands section</u> of the <i>Multipurpose Open Space Element</i></p> <p>This policy is to preserve multi-species habitat, create active &amp; passive parks, recreation areas and trails, and to conserve natural, cultural &amp; scenic resources. The approval of this F-GPA will allow the implementation of the Lakeside Specific</p>



Lakeside – Temescal Valley  
Foundation General Plan Amendment # GPA 01169

PROPERTY INFORMATION  
DETAILS

	<p>Plan 387 which accomplishes all of these policies.</p> <p>Any project implemented under this F-GPA, will be required to complete the County's Habitat Assessment and Negotiation Strategy process ("HANS") and be found in compliance with the MSHCP.</p> <p>Active &amp; passive parks, recreation areas and trails will be provided as follows: (a) construction of the historic Butterfield trail along approximately 4,500 linear feet of Temescal Valley Road; (b) construction of an internal private trail system connecting the entire community; (c) construction of a private community center; (d) active and passive pocket parks throughout the community; and (e) active private boating and fishing on the lake.</p> <p>Natural, scenic and cultural resources are preserved through approval of this F-GPA. The current land use designations contemplate 5-acre and 20-acre home sites over 100% of the site. With the approval of this F-GPA, approximately 76% of the site will be preserved as permanently conserved open space with all development clustered adjacent to Temescal Canyon Road preserving these important natural, cultural and scenic resources.</p> <p>The ± 417.5 acres being proposed for permanent conservation far exceeds mitigation for the project's impacts. The MSHCP policies include the provision to "Provide incentives to landowners that will encourage the protection of significant resources in the County beyond the preservation and/or conservation required to mitigate project impacts." The landowner proposes to (a) conserve approximately 76% of the site as permanently conserved open space through the sale to a Mitigation Banker who will manage the lands in perpetuity; (b) maintain approximately ± 11.7% for lake uses; and (c) the remaining ± 12.3% would be developed with homes, recreation and supporting facilities.</p> <p><b><u>(COMPLIES): Slope and Soil Instability Hazards &amp; Fire Hazards section of the Safety Element</u></b></p> <p>County-approved professionals in the Geotechnical and Fire Safety fields have been retained for the project and these professionals will continue to be involved in the review, analysis and design of the project through implementation,</p>
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Lakeside – Temescal Valley  
 Foundation General Plan Amendment # ~~GPA0116~~  
**PROPERTY INFORMATION**  
**DETAILS**

	<p>to ensure conformance with County requirements. A fire safety expert has prepared and coordinated a Fuel Modification Plan which has been incorporated into the proposed Lakeside Specific Plan. A geotechnical engineer has provided a geotechnical investigation report which concluded the project site is suitable for the proposed residential development and would not adversely affect the stability of adjoining properties.</p>
<p>ELAP 1.2 – Require that development of contiguous areas designated as Light Industrial be designed in a coordinated manner.</p>	<p><b>(COMPLIES):</b></p> <p>With the approval of this F-GPA, there will be no Light Industrial designations; however, the ± 2.7 acres proposed as Public Facilities will be designed to coordinate with adjacent Light Industrial properties.</p>
<p>ELAP 1.3 – Require that all commercial and industrial uses be sensitive to environmental hazards (i.e., flooding) and not substantially impact environmental resources (i.e., biological and water quality).</p>	<p><b>(COMPLIES):</b></p> <p>With the approval of this F-GPA, there will be no commercial nor industrial designations for the project site.</p>
<p>ELAP 1.4 – Require commercial and industrial uses to not substantially impact circulation systems.</p>	<p><b>(COMPLIES):</b></p> <p>This F-GPA would remove the Light Industrial designation (which allows light manufacturing) in favor of Public Facilities in order to accommodate a potential package sewer treatment plant, or similar use, for which there will be minimal traffic trips.</p>

**1.5 ELSINORE AREA PLAN – TEMESCAL WASH POLICY AREA**

The Lakeside – Temescal Valley project is also within the Temescal Wash Policy Area of the Elsinore Lake Area Plan (“ELAP”). This application includes an amendment to the Elsinore Area Plan land use map consistent with this Foundation General Plan Amendment but does not propose an amendment to the Elsinore Area Plan policies. The unique features of this policy area are described within the ELAP as: “...an important component of the Western Riverside County MSHCP and has the potential for providing recreational amenities to serve the planning area.”

The table below outlines how this proposed Foundation General Plan Amendment is in conformance with the Temescal Wash policies under the ELAP:

Lakeside – Temescal Valley  
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ELAP 2.1 – Protect the multipurpose open space attributes of the Temescal Wash through adherence to policies in the Flood and Inundation Hazards section of the *Safety Element*; the Non-motorized Transportation section of the *Circulation Element*; the Multiple Species Habitat Conservation Plan and the Environmentally Sensitive Lands section of the *Multipurpose Open Space Element*; and the Open Space, Habitat and Natural Resource Preservation section of the *Land Use Element*.

**(COMPLIES):** Flood and Inundation Hazards section of the *Safety Element*

The current 100-year flood zone area along the south side of Temescal Wash would be elevated above the 100-year flood elevations to remove these portions of the project from the flood zone.

**(COMPLIES):** Non-motorized Transportation section of the *Circulation Element*

Under this F-GPA, the Lakeside Specific Plan is designed as a pedestrian-friendly, walkable community. It includes private multi-purpose trails, enhanced local streets with sidewalks and available right-of-way for a potential bus turn out. Approximately 4,500 linear feet of the project frontage along Temescal Canyon Road would include a bicycle lane, and a multipurpose trail along the Butterfield Overland Stage Coach route.

**(COMPLIES):** Multiple Species Habitat Conservation Plan and Environmentally Sensitive Lands section of the *Multipurpose Open Space Element*

This policy is to preserve multi-species habitat, create active & passive parks, recreation areas and trails; and to conserve natural, cultural & scenic resources. The approval of this F-GPA will allow the implementation of the Lakeside Specific Plan 387 which accomplishes all of these policies.

Through the demonstration of biologically equivalent or superior methodology, the project is in full compliance with the MSHCP and will be required to complete the County's Habitat Assessment and Negotiation Strategy process ("HANS"). The MSHCP policies include the provision to "Provide incentives to landowners that will encourage the protection of significant resources in the County beyond the preservation and/or conservation required to mitigate project impacts."

Active & passive parks, recreation areas and trails will be provided as follows: (a) construction of the historic Butterfield trail along approximately 4,500 linear feet of Temescal Valley Road; (b) construction of an internal private trail system connecting the entire community; (c)

Lakeside – Temescal Valley  
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 DETAILS

	<p>construction of a private community center; (d) active and passive pocket parks throughout the community; and (e) active private boating and fishing on the lake.</p> <p>Natural, scenic and cultural resources are preserved through approval of this F-GPA. The current land use designations contemplate 5-acre and 20-acre home sites over 100% of the site. With the approval of this F-GPA, approximately 76% of the site will be preserved as permanently conserved open space with all development clustered adjacent to Temescal Canyon Road preserving these important natural, cultural and scenic resources.</p> <p>The ± 417.5 acres being proposed for permanent conservation far exceeds mitigation for the project's impacts. The MSHCP policies include the provision to "Provide incentives to landowners that will encourage the protection of significant resources in the County beyond the preservation and/or conservation required to mitigate project impacts." The landowner proposes to (a) conserve approximately 76% of the site as permanently conserved open space through the sale to a Mitigation Banker who will manage the lands in perpetuity; (b) maintain approximately ± 11.7% for lake uses; and (c) the remaining ± 12.3% would be developed with homes, recreation and supporting facilities.</p> <p><b>(COMPLIES):</b> <u>Open Space, Habitat and Natural Resource Preservation section</u> of the <i>Land Use Element</i></p> <p>The majority of the site would be designated as natural open space to preserve sensitive habitats and/or aesthetic features of the project area. The current land use designations contemplate 5-acre and 20-acre home sites over 100% of the site. With the approval of this F-GPA, approximately 77% of the site will be preserved as permanently conserved open space with all development clustered adjacent to Temescal Canyon Road preserving these important natural, cultural and scenic resources.</p>
<p>ELAP 2.2. – Encourage the maintenance of the Temescal Wash in its natural state, with its ultimate use for recreational and open space purposes such</p>	<p><b>(COMPLIES):</b></p> <p>Other than minor scour protection, Temescal Wash will be maintained in its natural state under this F-GPA. The Temescal Wash flows into Lee Lake. The Lakeside project proposes to utilize the lake for compatible recreational</p>

Lakeside – Temescal Valley  
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PROPERTY INFORMATION  
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<p>as trails, habitat preservation, and groundwater recharge.</p>	<p>purposes such as boating and fishing. Habitat preservation will be accomplished through re-designating current General Plan land uses from Open Space Rural (OS-RUR) and Open Space Water (OS-W) to Open Space Conservation (OS-C). The future home owners association may purchase recycled water from Elsinore Valley Municipal Water District to stabilize the lake's water level which, in turn, contributes to groundwater recharge. A system of private trails are proposed within the Lakeside community adjacent to and across Temescal Wash.</p>
-------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Lakeside – Temescal Valley  
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**GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION  
FINDINGS**

1. (FOUNDATION FINDING) The Foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.

The project site encompasses approximately 548.1 acres of mostly undeveloped land in an unincorporated area of Riverside County (the "County"). The existing land use designations are Open Space Water ("OS-W"), Open Space Rural ("OS-RUR"), Rural Residential ("RR") and Community Development Light Industrial ("LI"). This Foundation General Plan Amendment ("FGPA") proposes to modify the existing land use designations to Open Space Conservation ("OC-C"), OS-W, Community Development Public Facilities ("PF") (for a private wastewater treatment plant or other public service use), Community Development Medium High Density Residential ("MHDR") and Community Development High Density Residential ("HDR").

*A. New Circumstance or Conditions*

The County recently amended the Toscana Specific Plan (aka Terramor), which is located adjacent to the project site. The Toscana Specific Plan allows for medium, medium high and high density residential uses and targets approximately 1,443 units over 300 acres, plus open space, within the Temescal Valley. Much like the Toscana project, the FGPA would allow for complementary medium high and high density housing. The FGPA also allows for the preservation of approximately 417.5 acres of land by redesignating the land OS-C. The Temescal Valley area of the County is changing in light of the Toscana Specific Plan, and this FGPA complements the soon-to-be neighboring community. The property is also located near the Sycamore Creek master-planned community and Horsethief Canyon Ranch Specific Plan, which have residential, commercial and school uses. Accordingly, this FGPA proposes to change the existing land use designations to create consistency with the changing and existing character of the surrounding area.

*B. Riverside County Vision*

The FGPA eliminates existing land use designations allowing development of the adjacent steep slopes of the Gavilan Hills and, instead, clusters development adjacent to Interstate 15. The existing General Plan land use designations allow 20-acre home sites north and west of the lake and 5-acre home sites south and east of the lake. However, the proposed FGPA would restrict all development to the already-disturbed portions of the site, south and east of the lake. About 90% of the site, as proposed, will be permanently-conserved open space and recreation.

This FGPA has been prepared in conjunction with the County's Vision and is consistent with it. The County's General Plan Vision is the County's blueprint for long-term, managed and sustainable growth, but is also flexible enough to adapt when market conditions and other external forces fundamentally shift land use patterns and development. (See Vision Statement,

Lakeside – Temescal Valley  
Foundation General Plan Amendment # *SPA 01169*  
**GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATIONS  
FINDINGS (Continued)**

Integration Section, p. V-9.) The land use patterns in the area, including the Toscana Specific Plan, allow for medium high and high density residential developments, and this FGPA reflects that shift.

The Vision Statement says, “[c]onserved multi-purpose open space is viewed as a critical part of Riverside County’s system of public facilities and services required to improve the existing quality of life and accommodate new development,” and “[a] major thrust of the multipurpose open space system is the preservation of components of the ecosystem and landscape that embody the historic character and habitat of the County.” (Vision Statement, Conservation and Open Space Resource System Section, p. V-17.) The County is also “committed to maintaining sufficient areas of natural open space to afford the human experience of natural environments as well as sustaining the permanent viability of the unique landforms and ecosystems that define this environment.” (Vision Statement, p. V-6.) The FGPA proposes to preserve existing habitat areas that currently allow for development. Here, approximately 416.5 acres would be designed OS-C and 64.4 acres as OS-W, which is consistent with the County’s Vision for establishing permanent open-space areas and unique landforms.

Furthermore, the Vision Statement acknowledges “shelter as one of the most basic community needs,” and the County values the “willingness of communities and their leaders to accept housing for the growing population.” (Vision Statement, p. V-6.) The FGPA proposes to designate approximately 25.8 acres as MHDR and 37.7 acres as HDR. This type of residential development provides medium and higher density residential uses, which will create a diverse range of housing options. The Vision Statement also recognizes “built environments that are concentrated in and around livable centers that have a diverse mix of uses, unique character, and easy access to a wide range of transportation choices.” (Vision Statement, p. V-6.) The FGPA focuses these MHDR and HDR areas adjacent to Lee Lake, Temescal Canyon Road and the I-15 Freeway.

The FGPA will also change the disturbed and non-conserved portions of the site from RR to HDR and MHDR, and LI to PF (to potentially accommodate a wastewater treatment plant). This change is consistent with the County’s Vision, as demonstrated under Our Communities and Their Neighborhoods section which states, “[d]evelopment occurs only where appropriate and where adequate public facilities and services are available or are provided for at the time of development in accordance with adopted level-of-service standards.” (Vision Statement, p. V-14.) Changing the land use to HDR and MHDR in areas that are already disturbed, while leaving open space areas intact and providing adequate facilities, will enable a framework of uses that are appropriate and compatible with the County’s long-term vision.

Finally, the Population Growth portion of the County’s Vision statement says, “[p]opulation growth continues and is focused where it can best be accommodated.” (Vision Statement, p. V-12.) This section also states, “[n]ew growth patterns no longer reflect a pattern of random sprawl. Rather they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.” (*Id.*) Changing the site’s land use designations to

Lakeside – Temescal Valley  
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**GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATIONS  
FINDINGS (Continued)**

HDR and MHDR will enable the site to be compatible with the Toscana Specific Plan, Sycamore Creek community and Horsethief Canyon Ranch Specific Plan. This change also promotes clustering development to disturbed areas adjacent to transportation corridors and away from preserved open space. Pursuant to the County's Vision, this consolidates future growth into an area that can accommodate it.

*C. Internal Consistency*

This proposed FGPA is consistent with the Elsinore Area Plan as amended by this FGPA and in conformance with the policies and objectives of the General Plan elements. The FGPA has been evaluated carefully in conjunction with each of the ten (10) General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities and Administration to ensure that the FGPA is in conformance with the applicable policies and objectives, as well as the Elsinore Area Plan.

The FGPA acknowledges that the County is known for its extraordinary environmental setting and that this open space is one of the primary defining aspects of the County's livability and character. The County's biological health and diversity is dependent upon the preservation of natural open spaces. (Land Use Element, p. LU-59.) "Neighborhood and community parks and recreational fields also provide important facilities that enhance the quality of life for local residents and visitors." (*Id.*) This FGPA preserves approximately 417.5 acres as OS-C, 64.4 acres as OS-W, and uses Lee Lake as the future planned community's focal point. Accordingly, the FGPA is also supported by the following policies:

- Policy LU 9.1: Provide for permanent preservation of open space lands that contain important natural resources, cultural resources, hazards, water features, watercourses including arroyos and canyons, and scenic and recreational values.
- Policy LU 9.3: Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life.

The FGPA also eliminates existing land use designations allowing development of the adjacent steep slopes of the Gavilan Hills and, instead, clusters development to the already disturbed areas adjacent to Interstate 15. This approach is consistent with General Plan policies promoting clustering and creates diversity in housing types, which are limited by the current designation. (See, LU 9.4 and 12.1, Land Use Element, p. LU-40 and Housing Element, p. H-97, "[c]lustering is encouraged in all residential designations.")

As explained above and throughout this application, this proposed FGPA will not create an inconsistency with any of the General Plan elements or the Elsinore Area Plan, as amended by this FGPA, and will promote the goals of clustered development and preservation of open space. Furthermore, any development project will be required to adhere to all applicable Riverside



Lakeside – Temescal Valley  
Foundation General Plan Amendment # CPAD1169  
**GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATIONS**  
**FINDINGS (Continued)**

County Zoning Code or Specific Plan provisions relating to site planning, landscaping and transportation, as well as all applicable California State building codes.

## 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. 1169 (Foundation and Entitlement/Policy) – APPLICANT:** Summit Land Partners, LLC – **ENGINEER/REPRESENTATIVE:** Stantec – First Supervisorial District – 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), on 13 parcels, totaling 548 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – **APNs:** 391-040-003, 391-050-002, 391-050-003, 391-050-007, 391-050-008, 391-060-002, 391-060-018, 391-060-020, 391-060-022, 391-070-006, 391-070-007, 391-070-008, and 391-070-009.

**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>

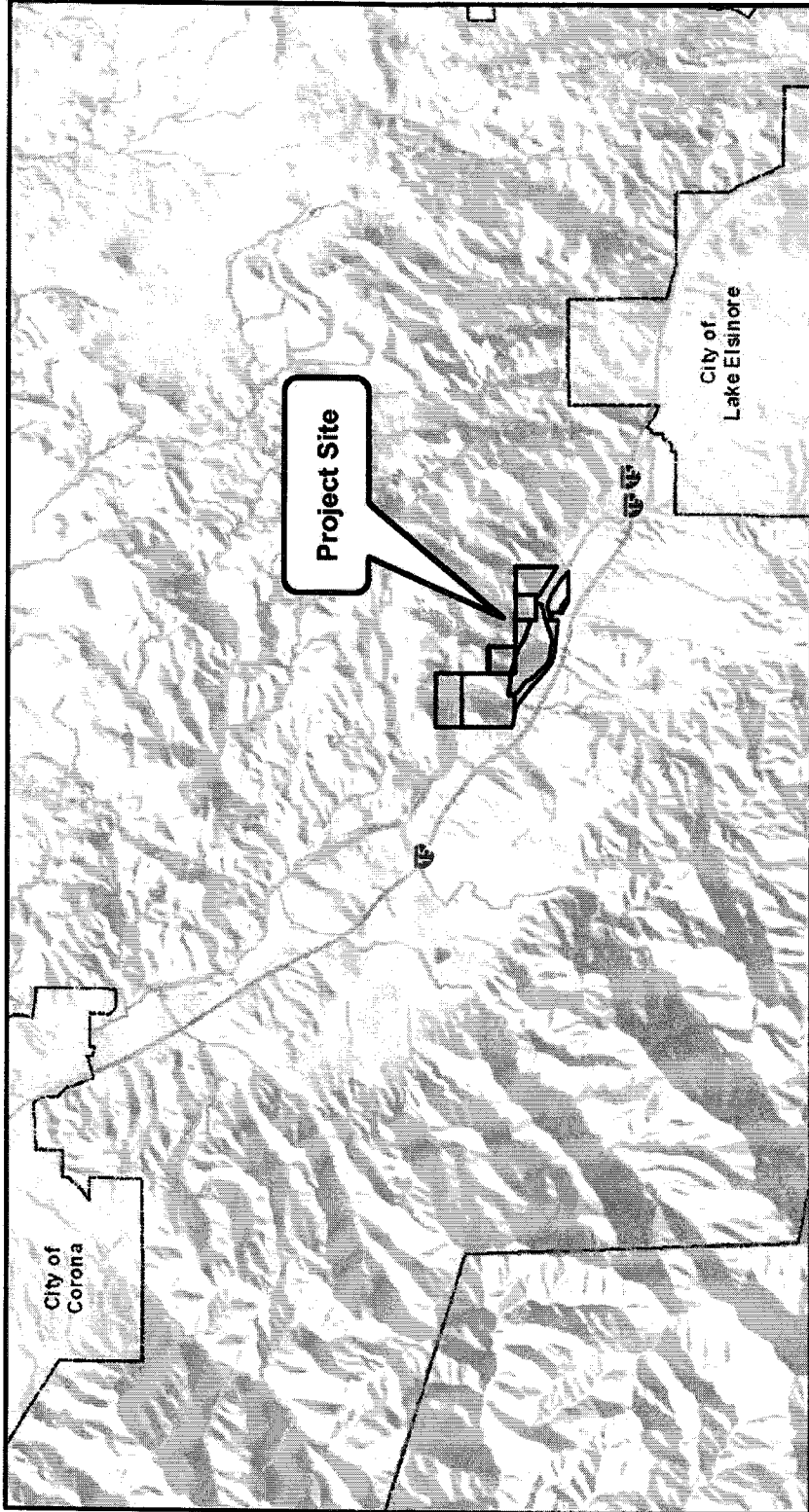
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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





# 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.

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 black ink, appearing to read "Dan Silver", is written over a light gray rectangular 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-GPIPs-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)

301 JAN 30 PM 8:53





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 1169

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

15.2

Printed at: 9:21 am

On: Tuesday, Jan 24, 2017

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# THE PRESS-ENTERPRISE

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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

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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 81 Li  
Bill Size: 162.00

Amount Due: **\$234.90**

### 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 ELSINORE - TEMESCAL 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 Summit Land Partners, LLC - Stantec, on **General Plan Amendment No. 1169**, which proposes to amend portions of the 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), Public Facilities (PF), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 13 parcels, totaling 548 gross acres ("the project"). The project is generally located North of I-15, east of Canyon Circle, and surrounding Corona Lake in the Elsinore Area Plan - Temescal Zoning District, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1169**.

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

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

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

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

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

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

Dated: January 24, 2017  
Kecia Harper-Ihern, 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 ELSINORE – TEMESCAL 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 1<sup>st</sup> 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 Summit Land Partners, LLC - Stantec, on **General Plan Amendment No. 1169**, which proposes to amend portions of the 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), Public Facilities (PF), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 13 parcels, totaling 548 gross acres ("the project"). The project is generally located North of I-15, east of Canyon Circle, and surrounding Corona Lake in the Elsinore Area Plan – Temescal Zoning District, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1169**.

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, 12<sup>th</sup> Floor, Riverside, California 92501.

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

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

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

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

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063 or email at [LWagner@rivco.org](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 1169

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

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**From:** Kennemer, Bonnie <bkeneme@asrckrec.com>  
**Sent:** Tuesday, January 24, 2017 8:35 AM  
**To:** Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann  
**Subject:** RE: FOR POSTING: GPA 1169

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 8:32 AM  
**To:** Buie, Tammie <tbuie@asrckrec.com>; Garrett, Nancy <ngarrett@asrckrec.com>; Kennemer, Bonnie <bkeneme@asrckrec.com>; Meyer, Mary Ann <MaMeyer@asrckrec.com>  
**Subject:** FOR POSTING: GPA 1169

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

*Cecilia Gil*

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

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### 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**

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CALL (951) 368-9712  
EMAIL [billinginquiry@pe.com](mailto:billinginquiry@pe.com)

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	AMOUNT
1/27/17	0010231961	GPA 1169	PE Riverside	2 x 81 Li	234.90

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 CLERK / BOARD OF SUPERVISORS  
 2017 FEB - 2 AM 10: 28

*Planning  
15.2 of 01/31/17*

Placed by: Cecilia Gil

## Legal Advertising Invoice

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SALES/CONTACT INFORMATION		ADVERTISER INFORMATION			
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Nick Eller	951-368-9229	01/27/2017	1100141323	1100141323	BOARD OF SUPERVISORS



## THE PRESS-ENTERPRISE

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BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
01/27/2017	1100141323	1100141323
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
234.90	0010231961	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS  
 COUNTY OF RIVERSIDE  
 'P.O. BOX 1147'  
 RIVERSIDE, CA 92502

The Press-Enterprise  
 Dept LA 24453  
 Pasadena, CA 91185-4453

# THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
951-684-1200  
951-368-9018 FAX

**PROOF OF PUBLICATION  
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: GPA 1169


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**

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

Date: Jan 27, 2017

At: Riverside, California

  
Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE  
P.O. BOX 1147  
RIVERSIDE, CA 92502

Ad Number: 0010231961-01

P.O. Number: GPA 1169

Ad Copy:

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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

1/27

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2017 FEB - 2 AM 10: 28

**Riverside County Board of Supervisors  
Request to Speak**

Submit request to Clerk of Board (right of podium),  
Speakers are entitled to three (3) minutes, subject  
to Board Rules listed on the reverse side of this form.

**SPEAKER'S NAME:** PHONDA NEELY  
APPLICANT

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

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

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

**Date:** \_\_\_\_\_ **Agenda #** 15.2

**PLEASE STATE YOUR POSITION BELOW:**

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

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

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

\_\_\_\_\_ **Support**      \_\_\_\_\_ **Oppose**      \_\_\_\_\_ **Neutral**

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



## **BOARD RULES**

### **Requests to Address Board on "Agenda" Items:**

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

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

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

### **Power Point Presentations/Printed Material:**

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

### **Individual Speaker Limits:**

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

### **Group/Organized Presentations:**

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

### **Addressing the Board & Acknowledgement by Chairman:**

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