

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



ITEM  
15.3  
(ID # 3445)

MEETING DATE:

Tuesday, January 31, 2017

FROM : TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING:  
GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN  
AMENDMENT NO. 1172 (Foundation and Entitlement/Policy) – APPLICANT:  
Martin Caputo – ENGINEER/REPRESENTATIVE: Blaine Womer – First  
Supervisorial District – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning  
District – ZONE: Residential-Agriculture (R-A) – Location: North of Van Buren  
Boulevard, south of Iris Avenue, east of Gamble Avenue, and west of Chicago  
Avenue – PROJECT SIZE: 1.87 gross acres – REQUEST: Adopt an order  
initiating the proceedings for General Plan Amendment No. 1172, that proposes  
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 one parcel, totaling 1.87 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. 1172**, based on information provided by the applicant and comments received from the Planning Commission and General Plan Advisory Committee.

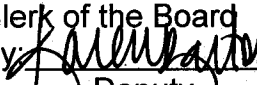
**ACTION:** Policy

---

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Washington and Ashley  
Nays: None  
Absent: Tavaglione  
Date: January 31, 2017  
xc: Planning, Applicant

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

**BACKGROUND:**

*Project Scope*

General Plan Amendment No. 1172 is a General Plan Foundation Component Amendment to change the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on one parcel, totaling 1.87 gross acres. The project site is generally located north of Van Buren Boulevard, south of Iris Avenue, east of Gamble Avenue, west of Chicago Avenue, and is within the Lake Mathews/Woodcrest 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, there is an accompanying Change of Zone (CZ07849) application to change the project site's Zoning Classification from Residential Agricultural to Rural Commercial (C-R). No other accompanying application has been submitted.

*General Plan Initiation Process*

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

*Justification for Foundation Component Amendment*

Pursuant to the Riverside County General Plan, Chapter 11: Administration Element and Article II, Section 2.5 of Ordinance No. 348, related to General Plan Regular Foundation Component Amendments, specific findings are required to approve a Foundation

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

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 2.3, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the Commissioners discussed the proposed Foundation Component amendment as it relates to compatibility with the area. Given the proximity to Van Buren Boulevard, as well as the other commercial uses in the immediate area, the Commission felt that a change to a Commercial land use designation would be more appropriate than residential. However, the project site includes a single, oddly shaped parcel and access would likely be limited to Gamble Avenue, on the west. Furthermore, the Commission felt that because a proposed commercial use could be established adjacent to a residential use, any site planning and future development would need to take this into account to reduce potential impacts. This would be reviewed at the implementing project stage.

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

During the GPAC meeting, access to the site was discussed. Due to potentially limited/restricted direct access from Van Buren Boulevard, access to the site will most likely be taken from Gamble Avenue on the west. Additionally, GPAC discussed the feasibility of developing the site for a commercial use, due to the parcel's unique configuration. The GPAC concluded that due to the proximity of the site to Van Buren Boulevard, a commercial use rather than residential would be more appropriate and therefore recommended the Foundation General Plan Amendment 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
<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

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

	<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**

# **BOS**

## **Report Package**

Meeting Date: Tuesday, January 31, 2017



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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

**I. AGENDA ITEM 2.3**

**GENERAL PLAN AMENDMENT NO. 1172 (FOUNDATION AND ENTITLEMENT/POLICY) –**

APPLICANT: Martin Caputo – ENGINEER/REPRESENTATIVE: Blaine Womer – First Supervisorial District – 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.

**II. PROJECT DESCRIPTION:**

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, totaling 1.87 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).

- ✓ Blaine Womer, Applicant's Representative, spoke in favor of the proposal.
- ✓ Derrick Anderson, neighbor, spoke against the proposal.
- ✓ No one spoke in a neutral position.

**IV. CONTROVERSIAL ISSUES:**

A neighbor is opposing the proposal.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

A vote of 4.0 (Commissioner Valdivia was absent)

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

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

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



October 17, 2016

*VIA ELECTRONIC MAIL*

Planning Commission  
County of Riverside  
4080 Lemon St  
Riverside CA 92501

**RE: Items 2.1 – 2.12: General Plan Initiation Proceedings, October 19, 2016**

Dear Chair and Members of the Commission

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

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

## **General comments**

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

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

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

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

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

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

### **Specific comments**

**2.1 GENERAL PLAN AMENDMENT NO. 1167** – Southwest Area Plan – Santa Rosa Plateau Policy Area and Walker Basin Policy Area – 573 gross acres – REQUEST: Proposal to amend a portion of the project site's General Plan Foundation Component from Open Space (OS) to Community Development (CD) and to change its Land Use Designation from Recreation (R) to Commercial Retail (CR) for the purpose of establishing a small commercial support area and the creation of a Specific Plan

#### **Support initiation**

This proposal is consistent with the General Plan as revised

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

#### **More information needed**

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



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

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

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

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

**More information needed**

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

**2.4 GENERAL PLAN AMENDMENT NO. 1173** – Mead Valley Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) – LOCATION: Generally located east of Day Street, north of Nance Street, west of Decker Road, and south of Oleander Avenue – PROJECT SIZE: 19.16 gross acres – REQUEST: Proposal to amend a 4.2 acre portion of the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) (1 acre minimum) to Light Industrial (LI), on one parcel

**Support initiation**

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

**2.5 GENERAL PLAN AMENDMENT NO. 1175**– Mead Valley Area Plan – Good Hope Zoning Area – Zoning : R-R (Rural Residential) – Location: North of Highway 74, south of Mountain Avenue, east of Betty Road, and west of Marie Street – 6.59 gross acres – REQUEST: Proposal to amend the project site’s General Plan Foundation

Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Light Industrial (LI), on two parcels

**More information needed**

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

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

**Oppose initiation unless modified**

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

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

**Oppose initiation unless modified**

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

**2.8 GENERAL PLAN AMENDMENT NO. 1192** — Lake Mathews/Woodcrest Area Plan – Lake Mathews Zoning District – ZONE: Residential Agricultural (R-A-5) – LOCATION: Generally located northeast of Van Buren Boulevard, east of Firethorn Avenue, and west of Regency Ranch Road – PROJECT SIZE: 10.3 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on three parcels

**More information needed**

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

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

**Oppose initiation**

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

**2.10 GENERAL PLAN AMENDMENT NO. 1196** – Lake Mathews/Woodcrest Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) and Residential Agriculture (R-A-1) – POLICY AREA: Cajalco Wood – LOCATION: South of Markham Street, east of Wood Road, west of Luck Lane, and north of Cajalco Road – PROJECT SIZE: 238.5 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural Community (RC) to Community

Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR) and Medium Density Residential (MDR), on 14 parcels

**More information needed**

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

**2.11 GENERAL PLAN AMENDMENT NO. 1198** – Mead Valley Area Plan – Mead Valley Zoning District – ZONE: Light Agriculture (A-1-1) – LOCATION: North of Oakwood Street, south of Cajalco Expressway, east of Tyler Road, and west of Seaton Avenue – PROJECT SIZE: 23 gross acres – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Medium Density Residential (MDR), on one parcel

**More information needed**

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

**2.12 GENERAL PLAN AMENDMENT NO. 1200** – Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning District – ZONE: Residential Agricultural (R-A) – LOCATION: North of Krameria Avenue, south of Van Buren Boulevard, west of Porter Avenue, and east of Gardner Avenue – PROJECT SIZE: 1.91 gross acres – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Light Industrial (LI), on one parcel.

**Support initiation**

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

Thank you for considering our views.

Yours truly,

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

Dan Silver  
Executive Director


# PC

## Report Package

Meeting Date: Wednesday, October 19, 2016

Agenda Item No.: 2.3  
Area Plan: Lake Mathews/Woodcrest  
Supervisorial District: First  
Project Planner: John Earle Hildebrand III

General Plan Amendment No. 1172  
Property Owner: Multiple Owners  
Applicant: Martin Caputo  
Engineer/Representative: Blaine Womer

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1172 is a General Plan Regular Foundation Component Amendment to change the project site's Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on one parcel, totaling 1.87 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 northerly of Van Buren Boulevard, southerly of Iris Avenue, easterly of Gamble, and westerly of Chicago Avenue.

**PROJECT APN:** 274-120-026

**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:

Justification for the proposed amendment can be summarized in two parts. First, Van Buren Boulevard is a heavily traveled corridor that would benefit from commercial or professional services rather than very low density residential development. In addition, the site is a corner lot with a signalized intersection at Van Buren Boulevard and Gamble Avenue. The second point of note would be commercial development has encroached towards the subject property; most recently the property across Van Buren Boulevard is currently being developed.

**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.

During the GPAC meeting, access to the site was discussed. Due to limited/restricted direct access from Van Buren Boulevard, access to the site will most likely be taken from Gamble Avenue on the west. Additionally, GPAC discussed the feasibility of developing the site for a commercial use, due to the parcel's unique configuration. The GPAC concluded that due to the proximity of the site to Van Buren Boulevard, a commercial use rather than residential would be more appropriate.

**PROJECT SITE INFORMATION:**

- |   |  |
|---|--|
| 1. Existing Foundation Component:         | Rural Community (RC)   |
| 2. Proposed Foundation Component:         | Community Development (CD)   |
| 3. Existing General Plan Designation:     | Very Low Density Residential (VLDR)  |
| 4. Proposed General Plan Designation:     | Commercial Retail (CR)   |
| 5. Surrounding General Plan Designations: | North – Very Low Density Residential (VLDR),<br>East – Light Industrial (LI), South – City of<br>Riverside, and West: Very Low Density<br>Residential (VLDR)         |
| 6. Existing Zoning Classification:        | R-A (Residential Agriculture)  |
| 7. Surrounding Zoning Classifications:    | North – R-A (Residential Agriculture), East – M-<br>SC (Manufacturing-Service Commercial), South<br>– City of Riverside, and West – R-A (Residential<br>Agriculture) |
| 8. Existing Land Use:                     | Vacant Land  |
| 9. Surrounding Land Uses:                 | North – Single Family Residential, East –<br>Industrial Facility, South – Vacant Land, and<br>West – Single Family Residential                                       |
| 10. Project Size (Gross Acres):           | 1.87 gross acres   |

**RECOMMENDATION:** Based upon the information provided with the initial application package and discussions about the project during the GPAC meeting, the Planning Director recommends the adoption of an order initiating proceedings for General Plan Amendment No. 1172 and seeks comments from the Planning Commission on the amendment which will be provided to the Board of Supervisors. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**



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



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

**RIVERSIDE COUNTY  
PLANNING DEPARTMENT**

**I. AGENDA ITEM 3.3**

**GENERAL PLAN AMENDMENT NO. 1172 (Foundation and Entitlement/Policy) – APPLICANT:** Martin Caputo – **ENGINEER/REPRESENTATIVE:** Blaine Womer – First Supervisorial District – 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, totaling 1.87 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – **APN:** 274-120-026.

**II. DISCUSSION:**

- Ms. Melvin: There is a need for improvements in the area; this will benefit the area.

**III. GPAC ACTION:**

Motion by Mr. Cousins  
Second by Ms. Isom

All members vote to move forward (12)  
Mr. Silver abstained (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. 1172 (Foundation and Entitlement/Policy) – APPLICANT:** Martin Caputo – **ENGINEER/REPRESENTATIVE:** Blaine Womer – First Supervisorial District – 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, totaling 1.87 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – **APN:** 274-120-026.

**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>

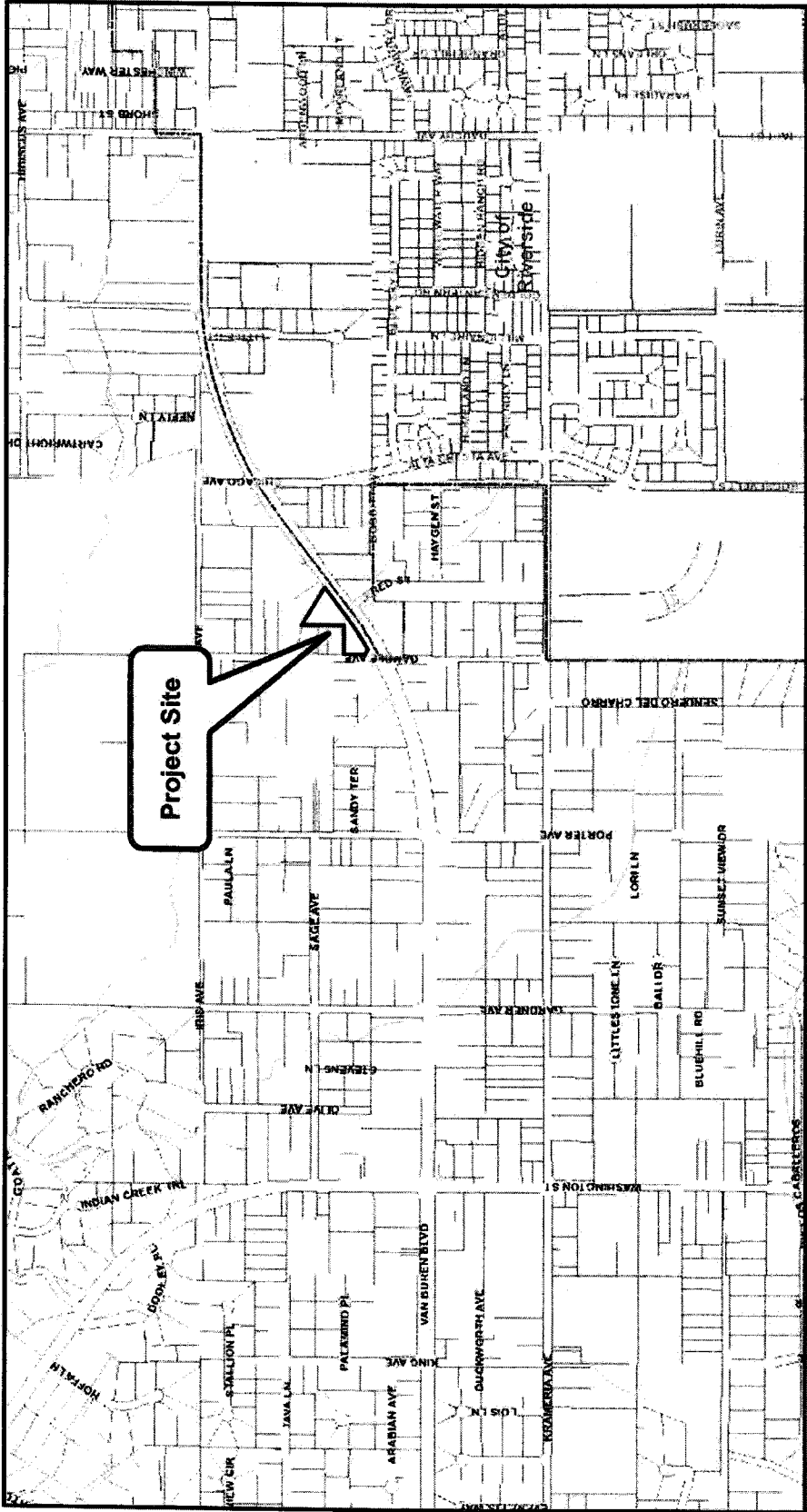
The case file for the proposed project may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

August 18, 2016

---

**Foundation GPA No.:** 1172

**Supervisory District:** First

**Area Plan:** Lake Mathews/Woodcrest

**Zoning Area/District:** Woodcrest District

**Property Owner(s):** Under multiple owners & LLC

**Project Representative(s):** Blaine Womer

---

**PROJECT DESCRIPTION:** 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, totaling 1.87 gross acres.

**LOCATION:** Generally located northerly of Van Buren Boulevard, southerly of Iris Avenue, easterly of Gamble, and westerly of Chicago Avenue.

**PROJECT APN:** 274-120-026

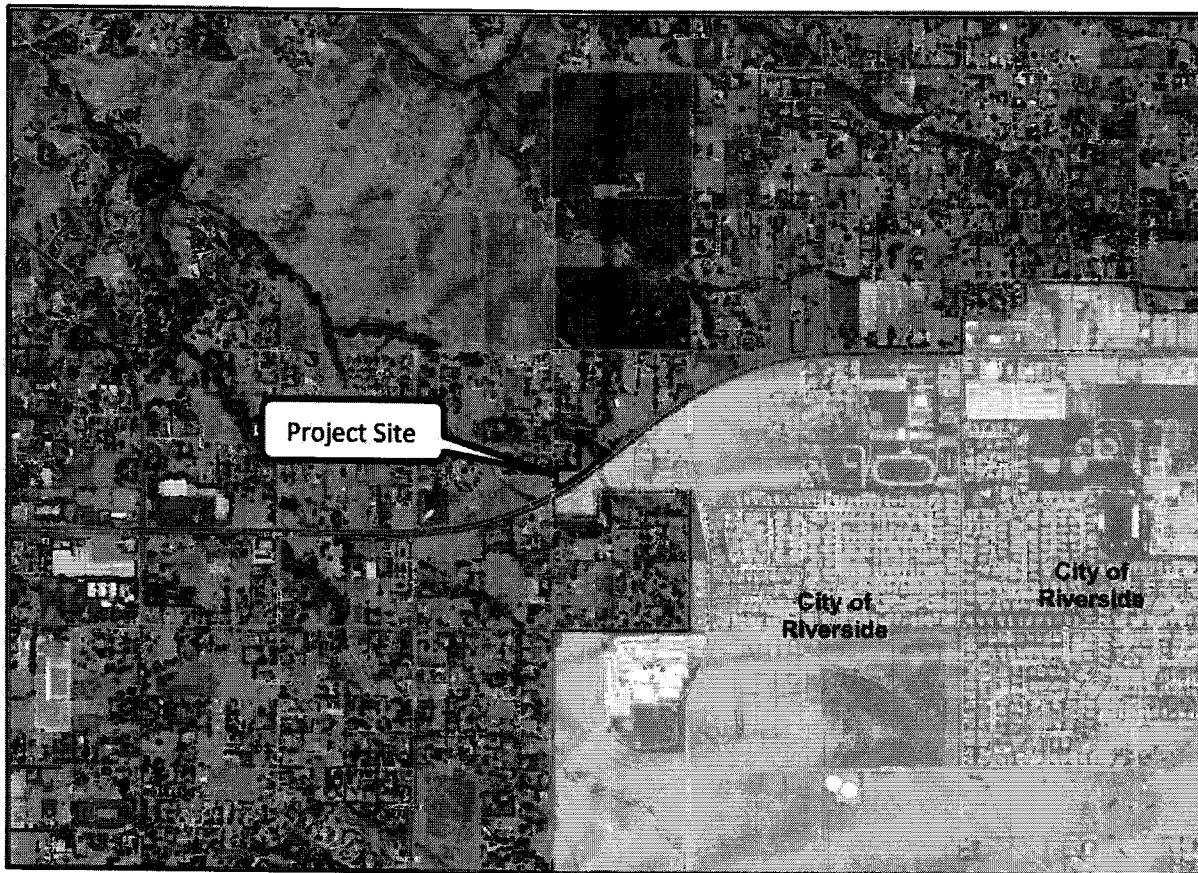


Figure 1: Project Location Map

---

**PROJECT DETAILS:** 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, totaling 1.87 gross acres. This General Plan Amendment includes an accompanying Change of Zone (CZ07849) to change the site's Zoning Classification from R-A (Residential Agriculture) to C-R (Rural Commercial).

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:** Justification for the proposed amendment can be summarized in two parts. First, Van Buren Boulevard is a heavily traveled corridor that would benefit from commercial or professional services rather than very low density residential development. In addition, the site is a corner lot with a signalized intersection at Van Buren Boulevard and Gamble Avenue. The second point of note would be commercial development has encroached towards the subject property; most recently the property across Van Buren Boulevard is currently being developed.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	1.87
Number of Parcels:	1
Sphere of Influence:	City of Riverside
Policy Area:	No
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Rural Community (RC)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use:	Commercial Retail (CR)
<b>Surrounding General Plan Land Use</b>	
North:	Very Low Density Residential (VLDR)
East:	Light Industrial (LI)
South:	City of Riverside
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	R-A (Residential Agriculture)
Change of Zone Required:	Yes
<b>Surrounding Zoning Classification</b>	
North:	R-A (Residential Agriculture)
East:	M-SC (Manufacturing-Service Commercial)

General Plan Advisory Committee GPIIP Report  
 Foundation General Plan Amendment No. 1172

South:	City of Riverside
West:	R-A (Residential Agriculture)
Existing Development and Use:	Vacant land
<b>Surrounding Development and Use</b>	
North:	Single Family Residential
East:	Industrial facility
South:	Vacant land
West:	Single Family Residential

**Environmental Information:**

WRMESHCP Criteria Cell:	GPA01172 is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within an MSHCP Criteria Cell. The MSHCP does not describe conservation outside of a Criteria Area. The MSHCP does require conservation under certain conditions outside of Criteria Cells area when depending on the presence of sensitive biological features and the status of specific Conservation Objectives.  All projects within the MSHCP Plan Area must be in compliance with the MSHCP. Biological documents will have to be prepared and approved prior to any project approval within the GPA area.
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	Yes – March Air Reserve
Agricultural Preserve:	No
Farmland Importance:	Urban-Built Up Land
Fire Hazard Area:	No
Fire Responsibility Area:	County of Riverside
Special Flood Hazard Area:	No
Liquefaction Area:	No potential for liquefaction
Subsidence Area:	Not in subsidence area
Fault Line:	No – Not within half-mile
Fault Zone:	No – Not within half-mile
Paleontological Sensitivity:	Low Sensitivity

**Utility Information:**

Water Service:	No (Verify closest location) – Area service provided by
----------------	---



General Plan Advisory Committee GPIIP Report  
Foundation General Plan Amendment No. 1172

---

	Western Municipal Water District.
Sewer Service:	No (Verify closest location) – Area service provided by Western Municipal Water District.

---

# RIVERSIDE COUNTY PLANNING DEPARTMENT GPA01172 VICINITY/POLICY AREAS

Supervisor: Jeffries  
District 1

Date Drawn: 07/15/2016  
Vicinity Map



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan. The County of Riverside is currently in the process of updating the General Plan. The information shown on this map is provided for informational purposes only. For further information, please contact the Riverside County Planning Department at (951) 253-4000 or visit our website at [www.riversidecounty.net](http://www.riversidecounty.net). This document is subject to change without notice.

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01172

LAND USE

Supervisor: Jeffries  
District 1

Date Drawn: 07/15/2016  
Exhibit 1



Zoning Dist: Woodcrest

Author: Vinnie Nguyen

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

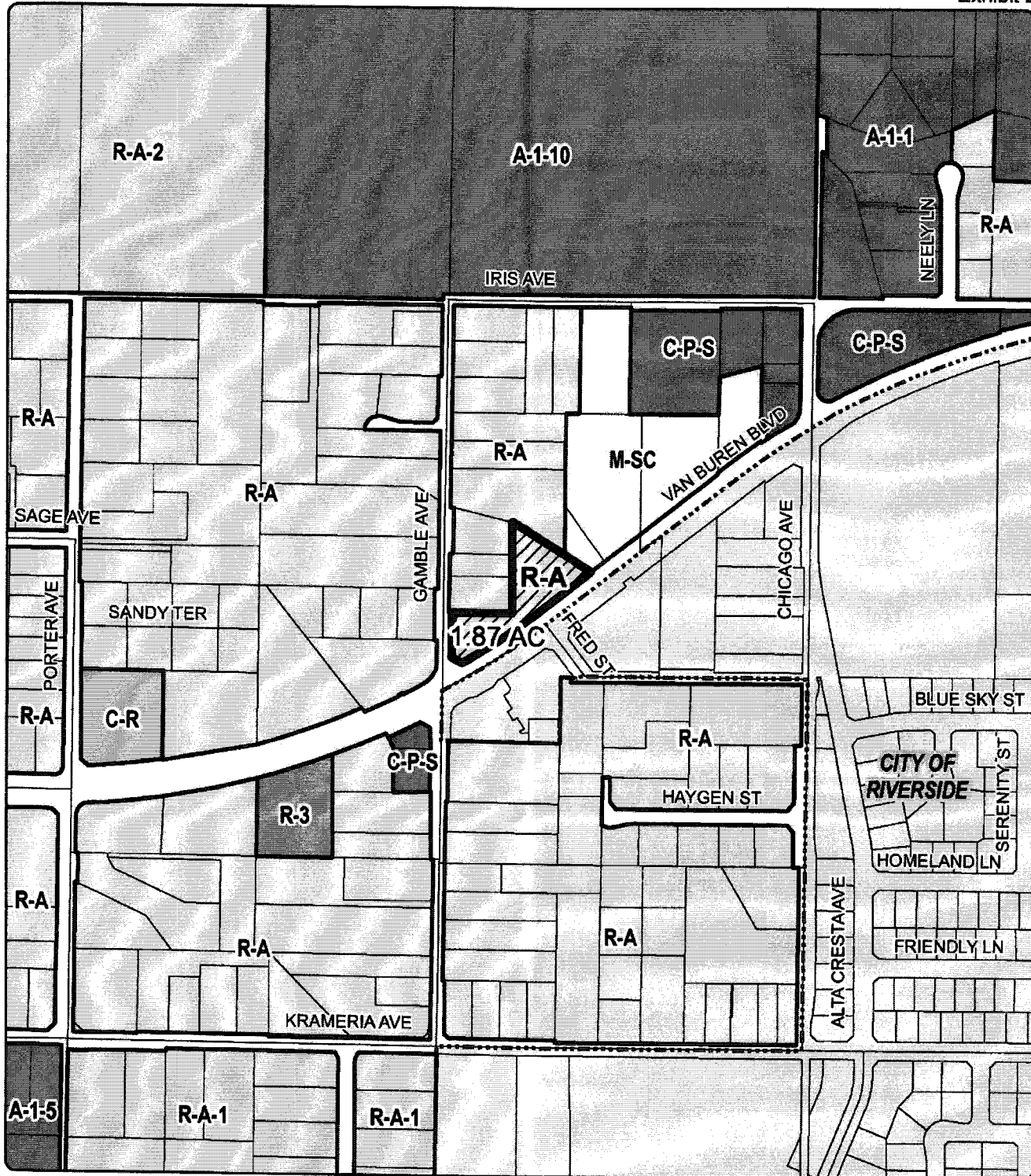
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01172

EXISTING ZONING

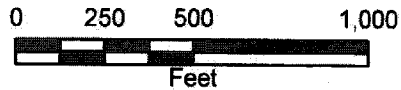
Supervisor: Jeffries  
District 1

Date Drawn: 07/15/2016  
Exhibit 2



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



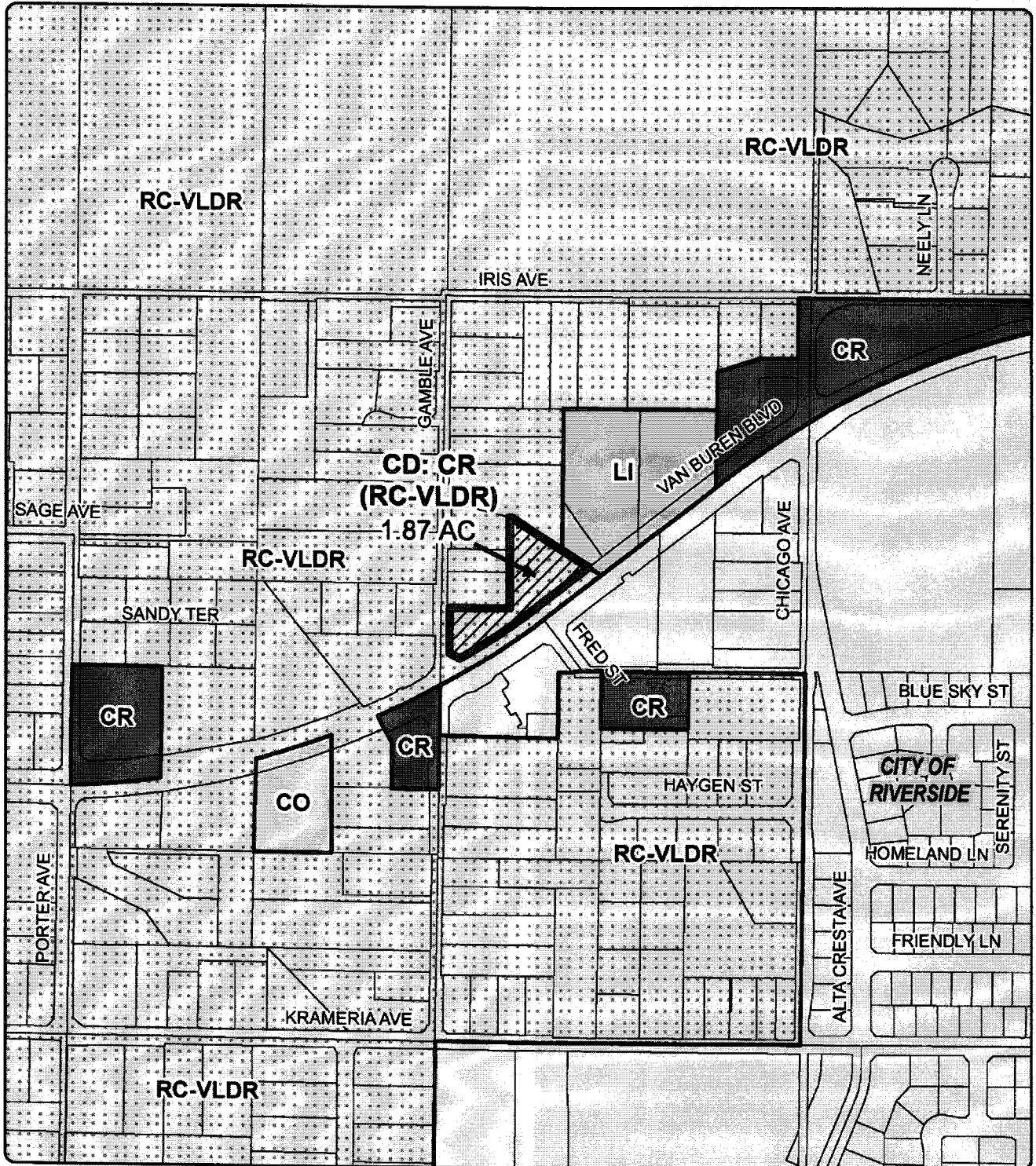
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please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

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
GPA01172**

Supervisor: Jeffries  
District 1

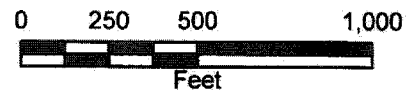
**PROPOSED GENERAL PLAN**

Date Drawn: 07/15/2016  
Exhibit 6



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)663-6277 (Eastern County) or Website <http://planning.ctdms.ca.gov>

PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES



ANY WORK CONTAINED WITHIN THESE PLANS HAS BEEN REVIEWED FOR CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES. A PERMIT HAS BEEN ISSUED FOR THIS PROJECT. THE PERMIT HOLDER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AGENCIES. THE ENGINEER HAS REVIEWED THE PLANS AND HAS FOUND THEM TO BE IN CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.

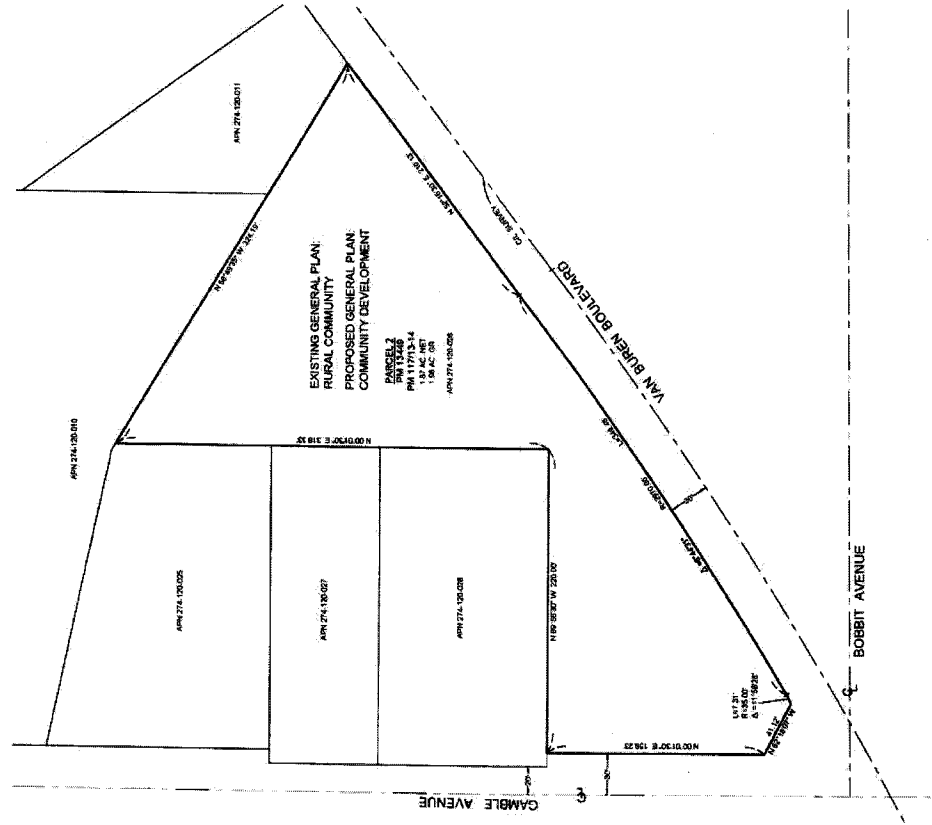
NO.	DATE	REVISION



PREPARED BY: BLAINE A. WOMER  
 BLAINE A. WOMER CIVIL ENGINEERING  
 1000 10TH STREET, SUITE 200  
 OAKLAND, CA 94612  
 TEL: (415) 778-1100  
 FAX: (415) 778-1101  
 PREPARED FOR: COUNTY OF RIVERSIDE  
 PROJECT NO.: 2018-001  
 SHEET NO.: 1 OF 1

BLAINE A. WOMER CIVIL ENGINEERING  
 1000 10TH STREET, SUITE 200  
 OAKLAND, CA 94612  
 TEL: (415) 778-1100  
 FAX: (415) 778-1101  
 PREPARED BY: BLAINE A. WOMER  
 PROJECT NO.: 2018-001  
 SHEET NO.: 1 OF 1

PROJECT NO.: 2018-001  
 COUNTY OF RIVERSIDE  
 GENERAL PLAN AMENDMENT PLAT  
 SHEET NO.: 1 OF 1  
 DATE: JULY 2, 2018



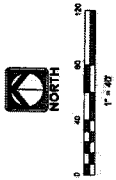
**OWNER/APPLICANT:**  
 CAPUTO TRUST  
 11111 11TH STREET  
 TUSTIN, CA 92780  
 (714) 765-6344

**ASSESSOR'S PARCEL NO.:**  
 274-100-005  
 274-100-007  
 274-100-008

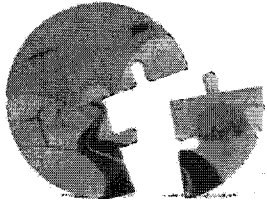
**HOUSE BARRIERS:**  
 11111 11TH STREET  
 TUSTIN, CA 92780

**ALLEGED EASEMENT DESCRIPTION:**  
 AMENDED EASEMENT TO RURAL COMMUNITY DEVELOPMENT AREA  
 AGRICULTURAL (A) AND COMMUNITY DEVELOPMENT (CD) ZONING  
 AMENDED EASEMENT TO RURAL COMMUNITY DEVELOPMENT AREA  
 AGRICULTURAL (A) AND COMMUNITY DEVELOPMENT (CD) ZONING  
 1.88 ACRES

**LEGAL DESCRIPTION:**  
 PART OF THE 11111 11TH STREET, TUSTIN, CALIFORNIA, AS SHOWN  
 BY MAPS 2018-001, 2018-002, 2018-003, 2018-004, 2018-005, 2018-006  
 OF PUBLIC MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.



original



# 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: Caputo Trust

Contact Person: Marty Caputo E-Mail: martycaputo@msn.com

Mailing Address: 2691-C Dow Avenue  
Tustin, CA 92780  
Street City State ZIP

Daytime Phone No: (714) 746-6384 Fax No: ( )

Engineer/Representative Name: Blaine A. Womer Civil Engineering

Contact Person: Blaine Womer E-Mail: blaine@bawce.com

Mailing Address: 41555 E. Florida Avenue, Suite G  
Hemet, CA 92544  
Street City State ZIP

Daytime Phone No: (951) 658-1727 Fax No: (951) 658-9347

Property Owner Name: Caputo Trust

Contact Person: Marty Caputo E-Mail: martycaputo@msn.com

Mailing Address: 2691-C Dow Avenue  
Tustin, CA 92780  
Street City State ZIP

Daytime Phone No: (714) 746-6384 Fax No: ( )

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

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

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

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

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

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

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

Marty Caputo MARTIN CAPUTO

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): 274-120-026

Approximate Gross Acreage: 1.87 Acres

General location (nearby or cross streets): North of Van Buren Blvd., South of Iris Avenue, East of Gamble, West of Chicago Ave.

Existing General Plan Foundation Component(s): Rural Community

Proposed General Plan Foundation Component(s): Community Development

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

Proposed General Plan Land Use Designation(s): Commercial Retail

General Plan Policy Area(s) (if any): N/A

Existing Zoning Classification(s): R-A

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

Proposal is to change the Foundation Component on approximately 1.87 acres along Van Buren Boulevard in the Community of Woodcrest from Rural Community to Community Development.

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

If yes, provide Application No(s). CZ 07849  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA42725 EIR No. (if applicable): \_\_\_\_\_

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

If yes, indicate the type of report(s) and provide signed copy(ies): \_\_\_\_\_

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	Yes No	
		Yes	No
Electric Company	Southern California Edison Company	X	
Gas Company	Southern California Gas Company	X	
Telephone Company	Frontier Communications	X	
Water Company/District	Western Municipal Water District	X	

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

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	Yes	No
Sewer District	City of Riverside		X

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

Sewer service in the area is provided by City of Riverside. There are no existing sewer facilities in the area. Properties in the vicinity are on septic systems.

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) Marty Caputo  Date 4/16/2016

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

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

---

**II. GENERAL PLAN FOUNDATION COMPONENT AMENDMENT JUSTIFICATION:**

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

(Please be specific. Attach separate pages if needed.):

Justification for the proposed amendment can be summarized in two parts.

First, Van Buren Boulevard is a heavily traveled corridor more conducive  
to commercial or professional services uses than very low density residential.

In addition, the site is a corner lot with a signalized intersection at  
the intersection of Van Buren Boulevard and Gamble Avenue. Second, commercial  
development has encroached towards the subject property. Most recently is  
the property across Van Buren Boulevard currently being developed.

---

---

---

---

---

---

---

---

---

---

---

---

---

---

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

---

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

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

We have not found such a conflict.

---

---

---

---

---

---

---

---

---

---

**NOTES:**

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

Furthermore:

- 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 GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
    - o This completed application form.
    - o Application filing fees.
    - o Site map showing the project area and extent.
    - o Any additional maps/plans relevant to illustrate the project area location.

## NOTICE OF PUBLIC MEETING

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

**GENERAL PLAN AMENDMENT NO. 1172 (Foundation and Entitlement/Policy) – APPLICANT:** Martin Caputo – **ENGINEER/REPRESENTATIVE:** Blaine Womer – First Supervisorial District – 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, totaling 1.87 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – **APN:** 274-120-026.

**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>

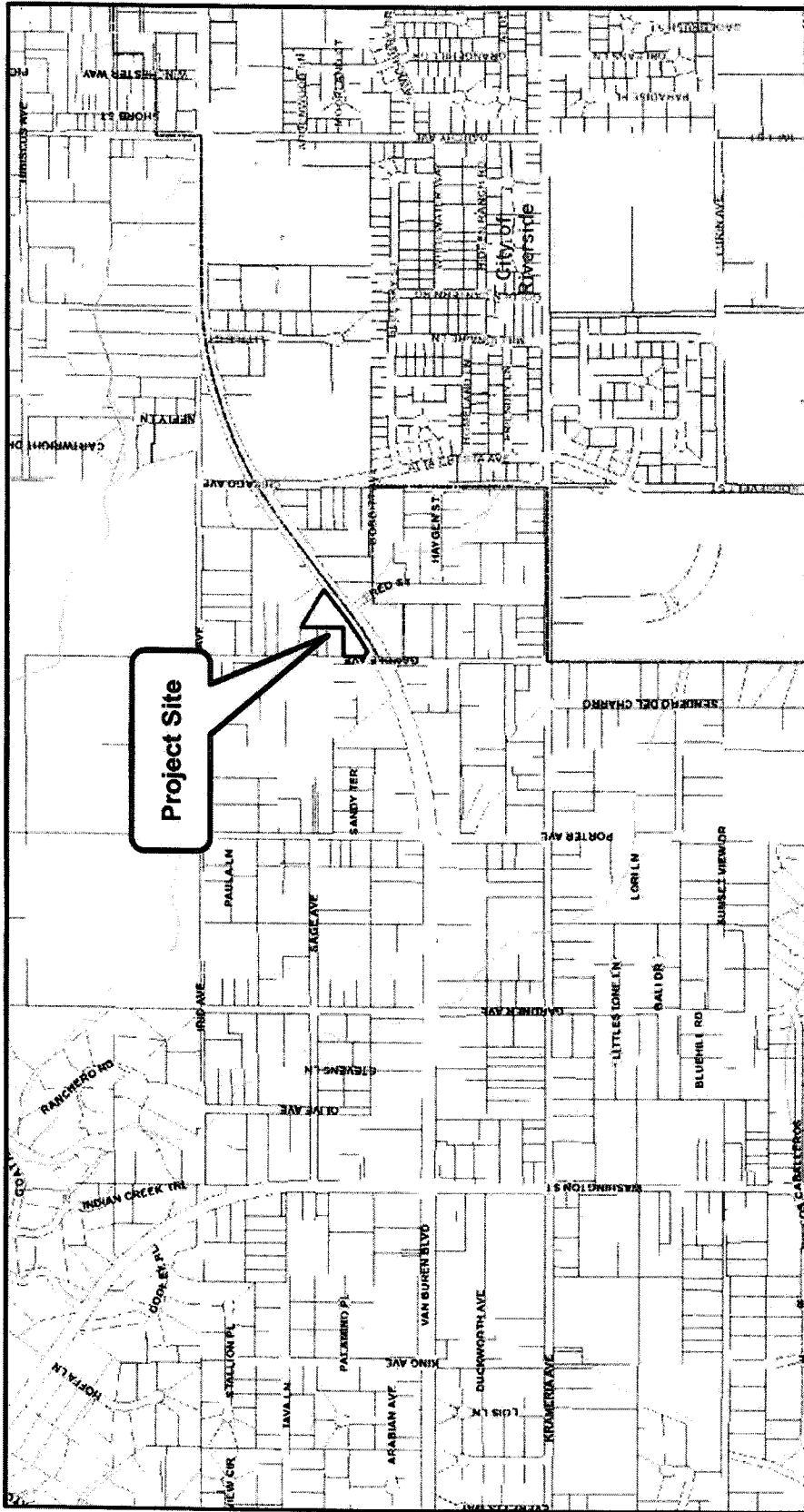
The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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







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 1172

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

15.3



Printed at 9:12 am  
On: Tuesday, Jan 24, 2017

Ad #: 0010231955  
Order Taker: neller

# THE PRESS-ENTERPRISE

Classified Advertising  
Proof

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

### Account Information

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

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

### Ad Information

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

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

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

Size: 2 X 80 Li  
Bill Size: 160.00

Amount Due: **\$232.00**

### 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 LAKE MATHEWS / WOODCREST 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 Martin Caputo - Blaine Womer, on **General Plan Amendment No. 1172**, which proposes to amend the General Plan Foundation Component from Rural Community (RC) to Community Development (CD) amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on one parcel, totaling 1.87 gross acres ("the project"). The project is located North of Van Buren Boulevard, south of Iris Avenue, east of Gamble Avenue, and west of Chicago Avenue in the Lake Mathews/Woodcrest Area Plan - Woodcrest Zoning, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1172**.

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

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

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

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

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

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

Dated: January 24, 2017  
Kecia Harper-Ihenn, 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 LAKE MATHEWS / WOODCREST 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 Martin Caputo – Blaine Womer, on **General Plan Amendment No. 1172**, which proposes to amend the General Plan Foundation Component from Rural Community (RC) to Community Development (CD) amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on one parcel, totaling 1.87 gross acres (“the project”). The project is located North of Van Buren Boulevard, south of Iris Avenue, east of Gamble Avenue, and west of Chicago Avenue in the Lake Mathews/Woodcrest Area Plan – Woodcrest Zoning, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1172**.

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 1172

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

**Board Agenda Date:** January 31, 2017 @ 10:30 A.M.

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

**Gil, Cecilia**

---

**From:** Kennemer, Bonnie <bkenne@asrckrec.com>  
**Sent:** Tuesday, January 24, 2017 8:34 AM  
**To:** Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Meyer, Mary Ann  
**Subject:** RE: FOR POSTING: GPA 1172

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 8:28 AM  
**To:** Buie, Tammie <tbuie@asrckrec.com>; Garrett, Nancy <ngarrett@asrckrec.com>; Kennemer, Bonnie <bkenne@asrckrec.com>; Meyer, Mary Ann <MaMeyer@asrckrec.com>  
**Subject:** FOR POSTING: GPA 1172

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

*Cecilia Gil*

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

**Confidentiality Disclaimer**

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

**County of Riverside California**



# THE PRESS-ENTERPRISE

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

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	AMOUNT
1/27/17	0010231955	GPA 1172	PE Riverside	2 x 80 Li	232.00

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

*Planning  
15-3 of 01/31/17*

Placed by: Cecilia Gil

BALANCE DUE

232.00

## Legal Advertising Invoice

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION			
NAME	PHONE	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller	951-368-9229	01/27/2017	1100141323	1100141323	BOARD OF SUPERVISORS



## THE PRESS-ENTERPRISE

### Legal Advertising Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
01/27/2017	1100141323	1100141323
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
232.00	0010231955	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 1172

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: 0010231955-01

P.O. Number: GPA 1172

## 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 LAKE MATHEWS / WOODCREST 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 Martin Caputo - Blaine Womer, on **General Plan Amendment No. 1172**, which proposes to amend the General Plan Foundation Component from Rural Community (RC) to Community Development (CD) amend its Land Use Designation from Very Low Density Residential (VLDR) to Commercial Retail (CR), on one parcel, totaling 1.87 gross acres ("the project"). The project is located North of Van Buren Boulevard, south of Iris Avenue, east of Gamble Avenue, and west of Chicago Avenue in the Lake Mathews/Woodcrest Area Plan - Woodcrest Zoning, First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1172**.

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

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

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

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

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

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

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

1/27

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

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



January 28, 2017

*VIA ELECTRONIC MAIL*

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

**RE: Items 15.1 – 15.5, General Plan Initiation Proceedings, January 31, 2017**

Dear Chairman Tavaglione and Members of the Board:

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

## **General comments**

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

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

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

15.3 1/31/17

2017-1-134009

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 centered on 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)

2017 JAN 30 PM 6 53