

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



ITEM  
15.4  
(ID # 3446)

**MEETING DATE:**

Tuesday, January 31, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:  
GENERAL PLAN INITIATION PROCEEDINGS FOR GENERAL PLAN  
AMENDMENT NO. 1176 (Entitlement/Policy) – APPLICANT: Sisters of the  
Company of Mary Our Lady – ENGINEER/REPRESENTATIVE: MDMG – Third  
Supervisory District – Southwest Area Plan – Rancho California Zoning Area –  
ZONE: Residential Agriculture-2½ Acre Minimum (R-A-2 ½) – LOCATION: North  
of Avenida Lestonnac, south of Rancho California Road, east of Avenida Olgita,  
and west of Avenida Bordeaux – PROJECT SIZE: 17.07 gross acres –  
REQUEST: Adopt an order initiating the proceedings for General Plan  
Amendment No. 1176, that proposes to remove an existing K-8 private school  
from the boundaries of the Temecula Valley Wine Country Policy Area –  
Residential District, on one parcel, totaling 17.07 gross acres. [Deposit Based  
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. 1176**,  
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 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 *Karen Watson*  
Deputy

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**BACKGROUND:**

*Project Scope*

General Plan Amendment No. 1176 is a proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area, for one parcel, totaling 17.07 gross acres. The project site is generally located North of Avenida Lestonnac, south of Rancho California Road, east of Avenita Olgita, west of Avenida Bordeaux, and is within the Southwest Area Plan. The application for this amendment was submitted during the application window for the 2016 General Plan Review Cycle.

Pursuant to the Riverside County General Plan, modifications to the Temecula Valley Wine Country Policy Area boundary, including a redesignation from one district to another, property removal from the Policy Area boundary, or property annexation into the Policy Area boundary, are all subject to the County's eight-year Foundation Component General Plan Amendment cycle. This application is a request to remove a property from the Temecula Valley Wine Country Policy Area.

*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

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Component Amendment. These include findings that new conditions or circumstances exist that justify modifying the General Plan, that the modification does not conflict with the overall County Vision and that the modification would not create an internal inconsistency among the other General Plan Elements. The application for Foundation Component Amendments requires the applicant to provide information describing a new condition or circumstance that justifies modifying the General Plan. Such information has been provided by the applicant and is included with this report package.

*Planning Commission*

This application was considered by the Planning Commission during a public meeting on November 2, 2016, Agenda Item 2.2, and the following comments were provided by the Planning Commissioners:

During the Planning Commission meeting, the Commissioners briefly discussed the proposed project and felt that the Policy Area redesignation was appropriate and compatible with the area, as the site contains an existing educational facility.

*General Plan Advisory Committee*

This application was considered by the General Plan Advisory Committee (GPAC) during a public meeting on August 25, 2016, Agenda Item 3.1 and was recommended for initiation to the Planning Commission.

During the GPAC meeting a brief discussion occurred about the proposed removal and the affect it may have to viable winery farming area. It was further discussed that the site is established as a school and will likely be utilized as a school in the foreseeable future.

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

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

**Impact on Citizens and Businesses**

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

**SUPPLEMENTAL:**

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**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  
NOVEMBER 2, 2016**

**I. AGENDA ITEM 2.2**

**GENERAL PLAN AMENDMENT NO. 1176 (FOUNDATION AND ENTITLEMENT/POLICY) –**

APPLICANT: Sisters of the Company of Mary Our Lady – ENGINEER/REPRESENTATIVE: MDMG – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Residential Agriculture-2.5 Acre Minimum (R-A-2.5) – LOCATION: Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenita Olgita, and westerly of Avenida Bordeaux – PROJECT SIZE: 17.07 gross acres – **REQUEST:** – PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org).

**II. PROJECT DESCRIPTION:**

Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area – Residential District, on one parcel, totaling 17.07 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).

Larry Markham, Applicant's Representative, (909) 322-8482 spoke in favor of the proposed item. No one spoke in opposition or a neutral position.

**IV. CONTROVERSIAL ISSUES:**

None.

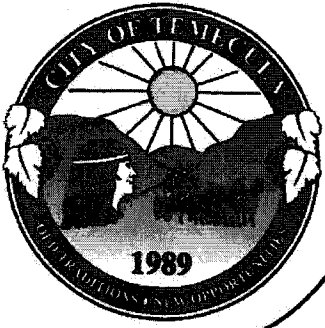
**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

The Planning Commission Comments to the Board of Supervisors are:

**RECOMMEND INITIATION.**

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



# City of Temecula

## Community Development

41000 Main Street • Temecula, CA 92590

Phone (951) 694-6400 • Fax (951) 694-6477 • [www.cityoftemecula.org](http://www.cityoftemecula.org)

November 29, 2016

Mr. John Hildebrand  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

**SUBJECT: Foundation General Plan Amendment No. 1176.**

Dear Mr. Hildebrand:

The November 2, 2016 agenda packet for the Planning Commission included the above mentioned project, which is to remove the project site from the Temecula Valley Wine Country Policy Area boundary. Pursuant to the Temecula Valley Wine Country policies, removal of a property from the Policy boundary requires a Foundation General Plan Amendment (Agenda Item No. 2.2).

The proponent of the proposed GPA, claims the project site was added to the Wine Country Plan, resulting in the property becoming a legal non-conforming use. We believe this is an incorrect assertion, as the County's Zoning Ordinance No. 348 allows for educational uses to be permitted in any zone classification provided that a Public Use Permit is granted pursuant to the provisions of Section 18.29 of Article XVIII of Ordinance 348.4835. Since the project site has an approved permit (PUP00786) for the existing use, and the use is allowed in any zone classification, the use is a legally permitted use regardless of being in the Temecula Valley Wine Country Policy Area – Residential District.

The Wine Country Policy Area – Residential District allows for single family dwellings on lots of five acres or more. Additionally, the Residential District allows for a clustered subdivision of one acre lots with at least seventy-five of the net project area to be set aside for plating vineyards. The intent of the Wine Country Community Plan is to promote and preserve the distinctive character of Wine Country. Removal of the project site from the Wine Country Policy Area – Residential District, would result in the project site reverting back to the previous zoning and allow for single family dwellings on lots of two and one-half acres, effectively doubling the allowed density of the project site.

The County and the Wine Country community went through an extensive planning process to develop policies for Wine Country to ensure that uses complement one another and to protect against the location of activities that are incompatible with existing residential and equestrian uses.

Mr. Hildebrand  
November 16, 2016  
Page 2

The City is concerned with the proposed General Plan Amendment, and disagrees with the Riverside County General Plan Amendment Committee's recommendation from their August 25, 2016, meeting to move forward with the proposed GPA. The proposed GPA would result in the potential intensification of the land that was not envisioned by the Wine Country community.

Should you have any questions, please contact me by telephone at (951) 694-6415 or by email at [Luke.Watson@TemeculaCA.gov](mailto:Luke.Watson@TemeculaCA.gov).

Sincerely,



Luke Watson  
Director of Community Development

cc: Temecula City Council  
Aaron Adams, City Manager  
Greg Butler, Assistant City Manager  
Steve Weiss, Riverside County Planning Director

# ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



October 28, 2016

Planning Commission  
County of Riverside  
4080 Lemon St  
Riverside CA 92501

**RE: Items 2.1 – 2.11; 4.1: General Plan Initiation Proceedings, November 2, 2016**

Dear Chair and Members of the Commission

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

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

## **General comments**

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

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

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

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

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

### **Specific comments**

**2.1 GENERAL PLAN AMENDMENT NO. 1174 (FOUNDATION AND ENTITLEMENT/POLICY)** – Temescal Canyon Area Plan – West Corona Zoning Area – Zone: One-Family Dwellings (R1) – LOCATION: Generally located south of the 91 Freeway, east of Palisades Drive, west of Kirkwood Drive, and includes Mountain View Golf Course – PROJECT SIZE: 82 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 Recreation (R) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), and High Density Residential (HDR), on 11 parcels, totaling 82 gross acres

#### **Oppose initiation**

While eventual redesignation from the current recreational use may well be appropriate, much more work with the community should precede such change. In any case, we recommend a joint approval process with the City of Corona.

**2.2 GENERAL PLAN AMENDMENT NO. 1176 (FOUNDATION AND ENTITLEMENT/POLICY)** – Southwest Area Plan – Rancho California Zoning Area – ZONE: Residential Agriculture-2.5 Acre Minimum (R-A-2.5) – LOCATION: Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenida Olgita, and westerly of Avenida Bordeaux – PROJECT SIZE: 17.07 gross acres – REQUEST: Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area – Residential District, on one parcel, totaling 17.07 gross acres

#### **Support Initiation**

This remedies a non-conforming use.

**2.3 GENERAL PLAN AMENDMENT NO. 1177 (FOUNDATION AND ENTITLEMENT/POLICY) – REMAP Area Plan – Anza Zoning Area – ZONE: Rural Residential- 2.5 Acre Minimum (R-R-2.5) – LOCATION: Northerly of Wellman Road, southerly of Highway 371, easterly of Kirby Road, and westerly of Rolling Hills – PROJECT SIZE: 7.74 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 Estate Density Residential (EDR) to Commercial Retail (CR), on one parcel, totaling 7.74 gross acres**

**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. 1181 (FOUNDATION AND ENTITLEMENT/POLICY) – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – ZONE: Heavy Agriculture (A-2) (10 acre minimum) – LOCATION: Generally located north of Stowe Road, east of Richmond Road, south of Stetson Avenue, and west of Stueber Lane – PROJECT SIZE: 99 gross acres – REQUEST: Proposal to amend the parcel's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and amend its Land Use Designation from Estate Density Residential (EDR) to Medium Density Residential (MDR), totaling 99 gross acres**

**Oppose initiation**

This proposal for piecemeal urbanization lacks an appropriate planning rationale according to the criteria above (jobs-housing balance is improved, the greater intensity of use will be served by transit now or realistically in the future, vehicles miles traveled would be below current averages and put greenhouse gas (GHG) emissions on a lowered trajectory). It would result in an *incoherent* pattern of development that perpetuates the worst trends of the past in terms of piecemeal tract maps rather than true community planning. There has been no showing of changed circumstances that justifies initiation; the mere presence of highway infrastructure cannot justify development.

**2.5 GENERAL PLAN AMENDMENT NO. 1184 (FOUNDATION AND ENTITLEMENT/POLICY) – Sun City/Menifee Valley Area Plan – Winchester Zoning Area – ZONE: Light Agriculture (A-1-5) – POLICY AREAS: Estate Density Residential and Rural Residential and Highway 79 – LOCATION: Generally located north of Scott Road, south of Wickerd Road, and west of Leon Road – PROJECT SIZE: 39.09 gross acres – REQUEST: Proposal to amend the project site's General Plan Foundation Component from Rural (R) to Community Development (CD) and to amend its Land Use Designation from Rural Residential (RR) to Medium Density Residential (MDR) and remove the project site from the Estate Density Residential & Rural Residential Policy Area, on one parcel, totaling 39.09 gross acres**

**Oppose initiation**

Upon review, this proposal is one of an ill-considered series of GPAs that have subjected a rural community separator to piecemeal urbanization. It lacks an appropriate planning rationale according to the criteria above (jobs-housing balance is improved, the greater intensity of use will be served by transit now or realistically in the future, vehicles miles traveled would be below current averages and put greenhouse gas (GHG) emissions on a lowered trajectory). It would result in an *incoherent* pattern of development that perpetuates the worst trends of the past in terms of piecemeal tract maps rather than true community planning. There has been no showing of changed circumstances that justifies initiation.

**2.6 GENERAL PLAN AMENDMENT NO. 1186 (FOUNDATION AND ENTITLEMENT/POLICY)** – Southwest Area Plan – Rancho California Zoning Area – ZONE: Rural Residential (R-R) POLICY AREA: Highway 79 – LOCATION: Generally located north of Vino Way, south of Buck Road, east of Pourroy Road, and west of Anza Road – PROJECT SIZE: 145.63 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 Estate Density Residential (EDR), on eight parcels, totaling 145.63 gross acres

**Oppose initiation unless modified**

These “inholdings” in the Johnson Ranch conservation area reflect mapping errors that should be the subject of a Technical Amendment. The proposed Community Development is out of place in this rural and environmentally sensitive location. EHL recommends a lower Rural density combined with density transfer between the parcels, so as to remove density from the interior of the preserve and locate it in the southeast.

**2.7 GENERAL PLAN AMENDMENT NO. 1187 (FOUNDATION AND ENTITLEMENT/POLICY)** – Southwest Area Plan – Rancho California Zoning Area – ZONE: Light Agriculture (A-1-5) – Location: North of Mazoe Street, south of Auld Road, east of Dickson Path, and west of Maddalena Road – PROJECT SIZE: 14.48 gross acres – REQUEST: Proposal to amend the project site’s General Plan Foundation Component from Rural (RUR) to Community Development (CD) and amend its Land Use Designation from Rural Residential (RR) to Estate Density Residential (EDR), on three parcels, totaling 14.48 gross acres

**Oppose initiation**

This proposal to change from Rural to CD/Estate Residential lacks an appropriate planning rationale according to the criteria above (jobs-housing balance is improved, the greater intensity of use will be served by transit now or realistically in the future, vehicles miles traveled would be below current averages and put



greenhouse gas (GHG) emissions on a lowered trajectory). The proposed estate density neither retains rural character (it intrudes into a block of rural land) nor achieves an efficient, higher density use of the land (if that could be justified). The change to CD is a strategy linked to future highway improvements (Butterfield Stage Rd.) yet future infrastructure alone cannot justify new development.

**2.8 GENERAL PLAN AMENDMENT NO. 1191 (FOUNDATION AND ENTITLEMENT/POLICY)** – Southwest Area Plan – French Valley Zoning Area – ZONE: Rural Residential (R- R) – POLICY AREAS: Highway 79 and Leon Keller – LOCATION: Generally located north of Aaron Road, south of Scott Road, east of Leon Road, and west of Fowler Drive – PROJECT SIZE: 2.49 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 Estate Density Residential (EDR) to Light Industrial (LI) on one parcel, totaling 2.49 gross acres

**Oppose initiation**

While locations for RV and boat storage are important, the Planning Department should objectively assess actual need and then identify the most suitable parcels.

**2.9 GENERAL PLAN AMENDMENT NO. 1194 (FOUNDATION AND ENTITLEMENT/POLICY)** – Southwest Area Plan – Rancho California Zoning Area – ZONE: Manufacturing – Service Commercial (M-SC) and Rural Residential (R-R) – LOCATION: Generally located northeast of Interstate 15, west of Sparta Lane, east of Rainbow Canyon Road, and south of the City of Temecula within the Rainbow Canyon Community – PROJECT SIZE: 36.70 gross acres – REQUEST: Proposal to amend a portion of the project site’s General Plan Foundation Component from Rural (R) to Community Development (CD) and amend its Land Use Designation from Rural Mountainous (RM) to Light Industrial (LI), on one parcel, totaling 36.70 gross acres

**Support initiation**

This proposal involves remedying a non-confirming use and retaining Rural Mountainous in the remainder.

**2.10 GENERAL PLAN AMENDMENT NO. 1197 (Foundation and Entitlement/Policy)** – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Rural Residential (R-R), and Wine Country-Equestrian (WC-E) – LOCATION: Generally located south of De Portola Road, east of Los Caballos Road and west of Pauba Road – PROJECT SIZE: 238.5 gross acres – REQUEST: Proposal to remove four of the five project site parcels from the Temecula Valley Wine Country – Equestrian District Policy Area and establish them in the Temecula Valley Wine Country – Winery District Policy Area and establish the fifth parcel, which exists

outside of a Policy Area, in the Temecula Valley Wine Country – Winery District Policy Area, on five parcels, totaling 238.5 gross acres

**Support initiation**

This proposal would result in a less intensive Rural Mountainous designation, more compatible with rural and habitat uses.

**2.11 GENERAL PLAN AMENDMENT NO. 1202 (FOUNDATION AND ENTITLEMENT/POLICY)** – Southwest Area Plan – Rancho California Zoning Area – ZONE: Citrus Vineyard (C/V-10) – LOCATION: Generally located north of Los Nogales Road, south of Monte de Oro Road, west of Camino del Vino, and east of Anza Road – PROJECT SIZE: 48.52 gross acres – REQUEST: Proposal to remove the project site from the Temecula Valley Wine Country – Wine District Policy Area and establish in the Temecula Valley Wine County – Residential District Policy Area, on one parcel, totaling 48.52 gross acres

**Support initiation**

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

**4.1 GENERAL PLAN AMENDMENT NO. 1166 (TECHNICAL)** – Intent to Adopt a Negative Declaration – Elsinore Area Plan – Temescal Wash Policy Area – Alberhill Area Zoning Region – Zoning: Manufacturing Service Commercial (M-SC) – Location: Between Interstate 15 and Temescal Canyon Road, east of Hostettler Road and west of Larson Avenue – 7.03 acres – REQUEST: A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to change the site's General Plan Land Use from Rural Residential (RR) 5 Acre Minimum to Light Industrial (LI).

**Support**

This fixes a mapping error.

Thank you for considering our views.

Yours truly,



Dan Silver  
Executive Director


# PC

## Report Package

Meeting Date: Wednesday, November 2, 2016

**Agenda Item No.:** 2.2  
**Area Plan:** Southwest  
**Supervisory District:** Third  
**Project Planner:** John Earle Hildebrand III  
**Planning Commission:** November 2, 2016

**General Plan Amendment No. 1176**  
**Property Owner:** Sisters of the Company of Mary our Lady  
**Applicant:** Sisters of the Company of Mary our Lady  
**Engineer/Representative:** Markham Development Management Group

  
Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** General Plan Amendment No. 1176 is a General Plan Regular Foundation Component Amendment to modify the Temecula Valley Wine Country Policy Area by removing one parcel, totaling 17.07 gross acres, from the Policy Area boundary. The application for this Foundation General Plan Amendment was submitted during the application window for the 2016 General Plan Review Cycle.

**LOCATION:** The project site is located north of Avenida Lestonnac, south of Rancho California Road, east of Olgita Avenue, west of Bordeaux Avenue, and within the Southwest Area Plan.

**PROJECT APN:** 951-030-055

**BACKGROUND:** The project site includes an existing K-8 private school. During the County's initiative to establish the Temecula Valley Wine Country Policy Area, the site was included within the Residential District of the Policy Area. Changes to the Policy Area boundary or a redesignation from one district to another, within the Policy Area, are subject to the County's eight-year Foundation General Plan Amendment cycle. This application is a request to modify the Temecula Valley Wine Country Policy Area by removing the site from the Policy Area boundary.

**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:

When project Public Use Permit (PUP00786) approved the K-8 school, it was not in the Citrus Vineyard Policy Area. When the 2003 Riverside County General Plan was adopted, the project site was not in the expanded C/V Policy Area. The project site was put into the Wine Country Plan/Policy Area – without notice to the landowner. Thus potentially making this property a prior existing, legal non-conforming use. It should be noted that Sterling Assisted Living Facility, immediately to the south, was excluded from W/C Policy Area. The applicant is requesting the same consideration.

**GENERAL PLAN ADVISORY COMMITTEE ACTION:** This application was considered by the General Plan Advisory Committee ("GPAC") during a public meeting on August 25, 2016 and was unanimously recommended for initiation to the Planning Commission.

During the GPAC meeting a brief discussion occurred about the proposed removal and the affect it may have to viable winery farming area. It was further discussed that the site is established as a school and will likely be utilized as a school in the foreseeable future.

**PROJECT SITE INFORMATION:**

- |   |   |
|---|---|
| 1. Existing Foundation Component:         | Rural Community (RC)  |
| 2. Proposed Foundation Component:         | N/A   |
| 3. Existing General Plan Designation:     | Estate Density Residential (EDR)  |
| 4. Proposed General Plan Designation:     | N/A   |
| 5. Surrounding General Plan Designations: | North, South, and East: Agriculture (AG), and West" City of Temecula  |
| 6. Existing Zoning Classification:        | R-A- 2 ½ (Residential Agriculture)  |
| 7. Surrounding Zoning Classifications:    | North: C/V (Citrus/Vineyard), East and South: R-A-2 ½ (Residential Agriculture), West: City of Temecula                                       |
| 8. Existing Land Use:                     | Existing k-8 Private School   |
| 9. Surrounding Land Uses:                 | North: Vacant Property and Thornton Winery, East and South: Single Family Residential, and West: Single Family residential (City of Temecula) |
| 10. Project Size (Gross Acres):           | 17.07 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 is in concurrence with the GPAC's recommendation of an order to initiate proceedings for General Plan Amendment No. 1176 and seeks comments from the Planning Commission on the amendment, which will be provided to the Board

of Supervisors. Should the Board of Supervisors take action to initiate this General Plan Amendment, or any element thereof, the action shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**GENERAL PLAN AMENDMENT COMMITTEE  
MINUTE ORDER  
AUGUST 25, 2016**

**I. AGENDA ITEM 3.1**

**GENERAL PLAN AMENDMENT NO. 1176 (Foundation and Entitlement/Policy) – APPLICANT:** Sisters of the Company of Mary Our Lady – **ENGINEER/REPRESENTATIVE:** MDMG – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – **ZONE:** Residential Agriculture-2.5 Acre Minimum (R-A-2.5) – **LOCATION:** Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenita Olgita, and westerly of Avenida Bordeaux – **PROJECT SIZE:** 17.07 gross acres – **REQUEST:** Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area – Residential District, on one parcel, totaling 17.07 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – **APN:** 951-030-055.

**II. DISCUSSION:**

Ms. Domenigoni: Conflicted on the fringe. There are nuances of school and farming. What type of concession will affect the ag/winery?

Ms. Montelone: Comfortable with this; it should be removed from the Wine Country Policy area.

**III. GPAC ACTION:**

Mr. Kroeke motioned to approve removing this from the Wine Country Policy Area; Mr. Cousins second.

**APPROVED** to move forward.

## NOTICE OF PUBLIC MEETING

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

**The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1176 (Foundation and Entitlement/Policy) – APPLICANT:** Sisters of the Company of Mary Our Lady – **ENGINEER/REPRESENTATIVE:** MDMG – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – **ZONE:** Residential Agriculture-2½ Acre Minimum (R-A-2 ½) – **LOCATION:** Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenida Olgita, and westerly of Avenida Bordeaux – **PROJECT SIZE:** 17.07 gross acres – **REQUEST:** Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area – Residential District, on one parcel, totaling 17.07 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 951-030-055.

**TIME OF MEETING:** 9:00am (or as soon as possible thereafter)  
**DATE OF MEETING:** **Wednesday, November 2, 2016**  
**PLACE OF MEETING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

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

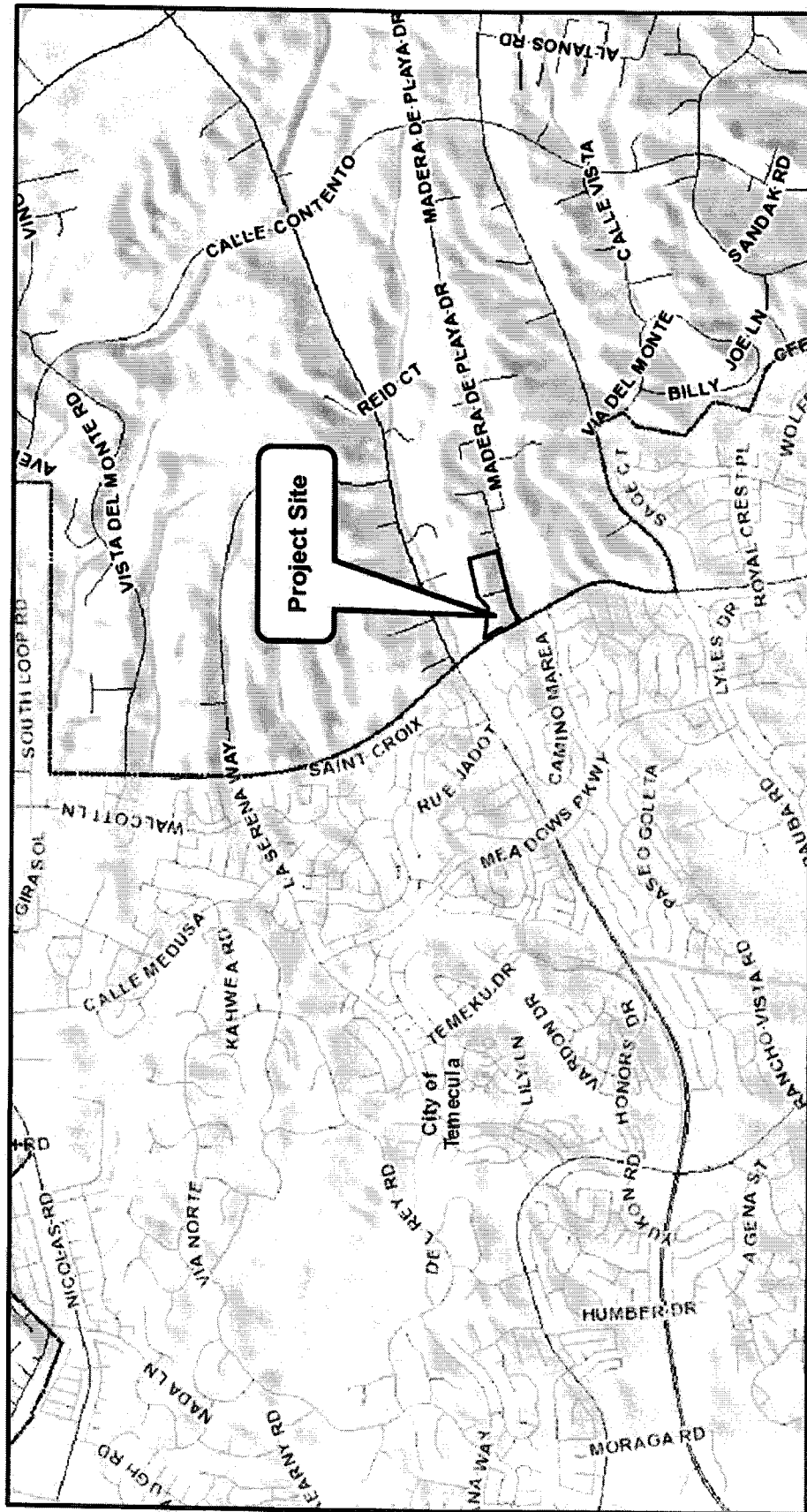
The case file for the proposed application may be viewed Monday through Friday, from 8:30 A.M. to 5:00 P.M. at the County of Riverside Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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





Printed at: 9:13 am  
On: Wednesday, Oct 19, 2016

Ad #: 0010208010  
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 #: 951-955-5132  
Name: TLMA/COUNTY OF RIVERSIDE  
Address: PO BOX 1605  
RIVERSIDE, CA 92502

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

### Ad Information

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

Start Date: 10/24/2016  
Stop Date: 10/24/2016  
Insertions: 1 print / 1 online

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

Size: 2 X 132 Li  
Bill Size: 264.00

Amount Due: \$382.80

### Ad Copy:

#### NOTICE OF PUBLIC MEETING

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**The General Plan Initiation Proceedings ("GPIP") for GENERAL PLAN AMENDMENT NO. 1176 (Foundation and Entitlement/Policy) - APPLICANT: Sisters of the Company of Mary Our Lady - ENGINEER/REPRESENTATIVE: MDMG - Third Supervisorial District - Southwest Area Plan - Rancho California Zoning Area - ZONE: Residential Agriculture-2 1/2 Acre Minimum (R-A-2 1/2) - LOCATION: Northerly of Avenida Leontonnac, southerly of Rancho California Road, easterly of Avenida Digita, and westerly of Avenida Bordeaux - PROJECT SIZE: 17.07 gross acres - REQUEST: Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area - Residential District, on one parcel, totaling 17.07 gross acres - PROJECT PLANNER: John Hildebrand at (951) 955-1888 or email jhildebr@rctima.org - APN: 951-030-055.**

**TIME OF MEETING:** 9:00am (or as soon as possible thereafter)  
**DATE OF MEETING:** Wednesday, November 2, 2016  
**PLACE OF MEETING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET  
RIVERSIDE, CA 92501

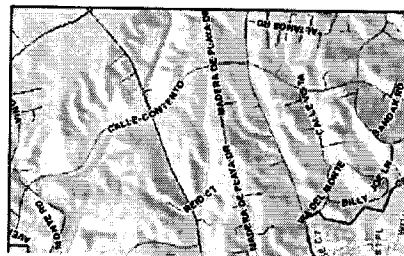
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**Please send all written correspondence to:**  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: John Earle Hildebrand III  
P.O. Box 1409, Riverside, CA 92502-1409





# **GPAC**

## **Report Package**

Meeting Date: Thursday, August 25, 2016



**PROJECT DETAILS:** This project proposes to remove an existing K-8 private school from the Temecula Valley Wine Country Policy Area – Residential District boundary. The project site includes one, totaling 17.07 gross acres and the school was previously approved under PUP00786 by the Board of Supervisors on February 3, 1998. Pursuant to the Temecula Valley Wine Country Policies, removal of a property from the Policy boundary requires a Foundation General Plan Amendment.

**LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED:** When project Public Use Permit (PUP00786) approved the K-8 school, it was not in the Citrus Vineyard Policy Area. When the 2003 Riverside County General Plan was adopted, the project site was not in the expanded C/V Policy Area. The project site was put into the Wine Country Plan/Policy Area – without notice to the landowner. Thus potentially making this property a prior existing, legal non-conforming use. It should be noted that Sterling Assisted Living Facility, immediately to the south, was excluded from W/C Policy Area. The applicant is requesting the same consideration.

**TECHNICAL APPENDIX:**

**General Information:**

Project Area (Gross Acres):	17.07
Number of Parcels:	1
Sphere of Influence:	No
Policy Area:	Yes – Temecula Valley Wine Country Policy Area – Residential District
Overlay:	No

**Land Use and Zoning:**

Existing Foundation Component:	Rural Community (RC)
Proposed Foundation Component:	N/A
Existing General Plan Land Use:	Estate Density Residential (EDR)
Proposed General Plan Land Use:	N/A
<b>Surrounding General Plan Land Use</b>	
North:	Agriculture (AG)
East:	Agriculture (AG)
South:	Agriculture (AG)
West:	City of Temecula
Existing Zoning Classification:	(R-A-2½) Residential Agriculture
Change of Zone Required:	No
<b>Surrounding Zoning Classification</b>	
North:	C/V (Citrus/Vineyard)
East:	(R-A-2½) Residential Agriculture

South:	(R-A-2½) Residential Agriculture
West:	City of Temecula
Existing Development and Use:	Existing K-8 Private School
Surrounding Development and Use:	
North:	Vacant property and Thornton Winery
East:	Single Family Residential
South:	Single Family Residential
West:	Single Family Residential (City of Temecula)

**Environmental Information:**

WRCMSHCP Criteria Cell:	<p>GPA01176 is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) plan area but not within an MSHCP Criteria Cell. The MSHCP does not describe conservation outside of a Criteria Area. The MSHCP does require conservation under certain conditions outside of Criteria Cells area when depending on the presence of sensitive biological features and the status of specific Conservation Objectives.</p> <p>All projects within the MSHCP Plan Area must be in compliance with the MSHCP. Biological documents will have to be prepared and approved prior to any project approval within the GPA area.</p>
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	Urban-Built Up Land and Other Lands
Fire Hazard Area:	Not in a High Fire Area
Fire Responsibility Area:	Not in a Fire Responsibility Area
Special Flood Hazard Area:	No
Liquefaction Area:	No potential for soil liquefaction
Subsidence Area:	Susceptible
Fault Line:	Not within a ½ mile
Fault Zone:	Not within a ½ mile
Paleontological Sensitivity:	High Sensitivity

**Utility Information:**

Water Service:	Yes – Area service provided by Eastern Municipal Water
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General Plan Advisory Committee GPIP Report  
Foundation General Plan Amendment No. 1176

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	District.
Sewer Service:	Yes – Area service provided by Eastern Municipal Water District.

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**RIVERSIDE COUNTY PLANNING DEPARTMENT  
GPA01176  
VICINITY/POLICY AREAS**

Supervisor: Washington  
District 3

Date Drawn: 07/15/2016  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. The new designations are effective for all parcels within the County. For further information, please contact the Riverside County Planning Department office in Berridge at (951) 955-3000 (Western Channel) or in Palm Desert at (760) 326-8277 (Eastern Channel) or Website: [www.riversideca.gov](http://www.riversideca.gov)

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01176

### LAND USE

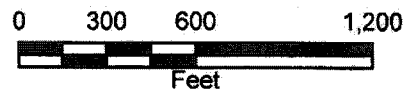
Supervisor: Washington  
District 3

Date Drawn: 07/15/2016  
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01176

EXISTING ZONING

Supervisor: Washington  
District 3

Date Drawn: 07/15/2016  
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

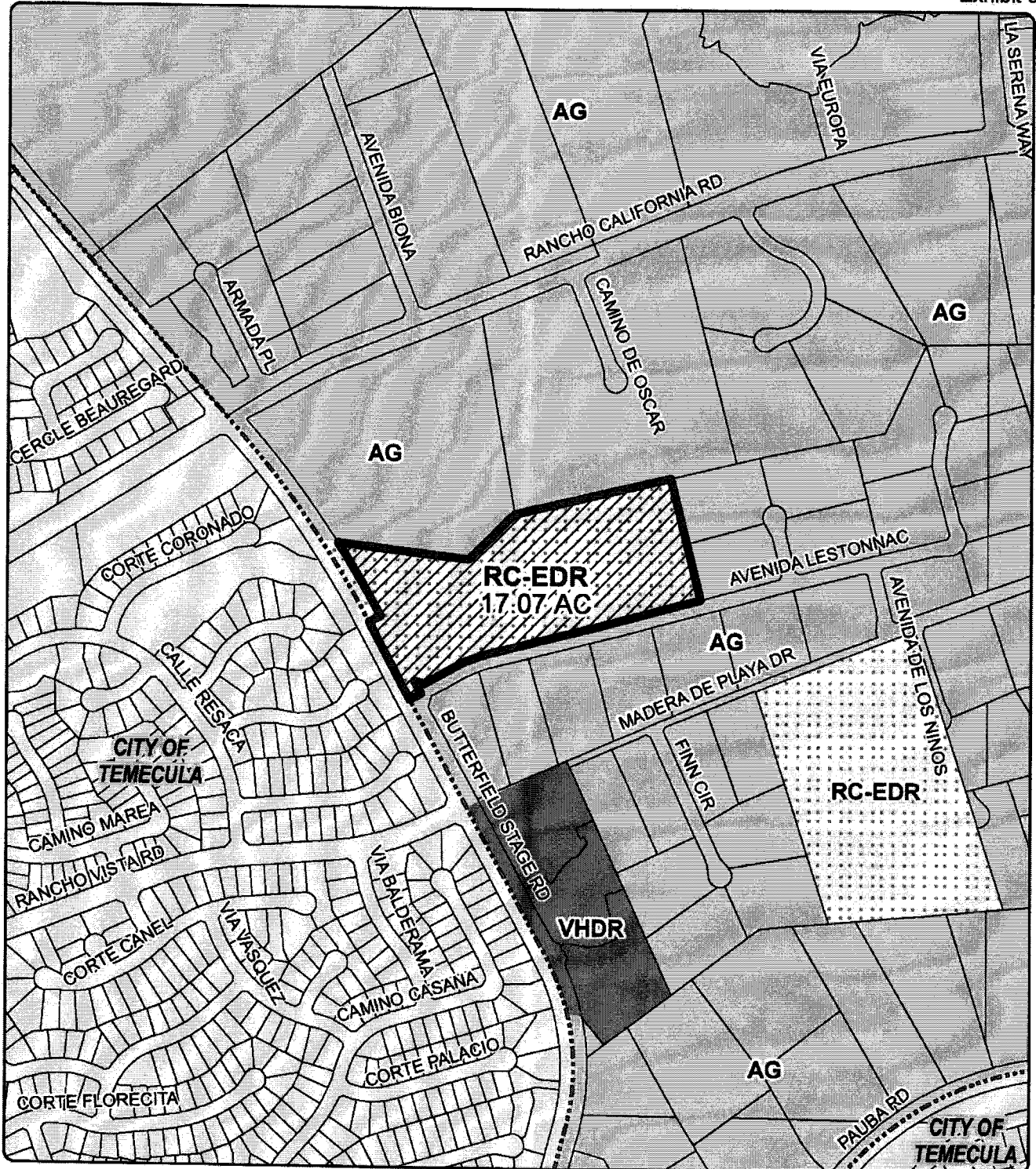
## GPA01176

### EXISTING GENERAL PLAN

Supervisor: Washington  
District 3

Date Drawn: 07/15/2016

Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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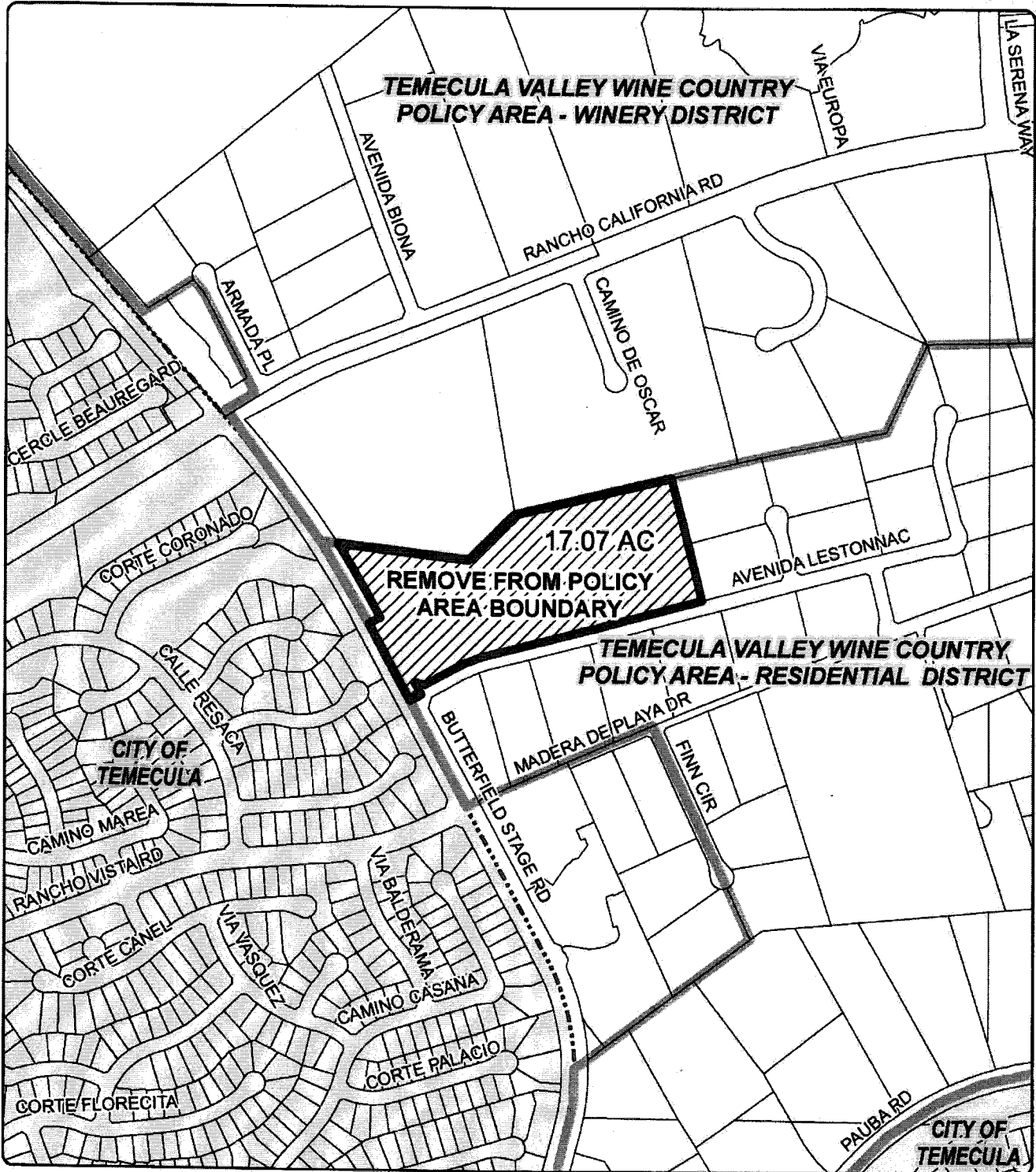
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01176

POLICY AREA MAP

Supervisor: Washington  
District 3

Date Drawn: 07/15/2016  
Exhibit 8

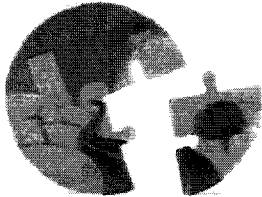


Zoning Area: Rancho California

Author: Vinnie Nguyen



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

GPA01176

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

### I. GENERAL INFORMATION:

#### APPLICATION INFORMATION:

Applicant Name: Saint Jeanne de Lestonnac School

Contact Person: Sister Ernestine Velarde, odn E-Mail: ernestineodn@gmail.com

Mailing Address: 16791 E. Main Street  
Tustin CA 92780  
City State ZIP

Daytime Phone No: ( 951 ) 587-2505 Fax No: ( 951 ) 587-2515

Engineer/Representative Name: Markham Development Management Group

Contact Person: Larry R. Markham E-Mail: lrm@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B  
Temecula CA 92590  
City State ZIP

Daytime Phone No: ( 951 ) 296-3466 ext 207 Fax No: ( 951 ) 296-3476

Property Owner Name: Sisters of the Company of Mary Our Lady

Contact Person: Sister Ernestine Velarde, odn E-Mail: ernestineodn@gmail.com

Mailing Address: 16791 E. Main Street  
Tustin CA 92780  
City State ZIP

Daytime Phone No: ( 951 ) 587-2505 Fax No: ( 951 ) 587-2515

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.)

<u>Sister Leticia Salazar</u> PRINTED NAME OF PROPERTY OWNER(S)	<u><i>Leticia Salazar, odu</i></u> SIGNATURE OF PROPERTY OWNER(S)
<u>Sister Ernestine Velarde, odu</u> PRINTED NAME OF PROPERTY OWNER(S)	<u><i>Sister Ernestine Velarde, odu</i></u> 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): 951-030-055

Approximate Gross Acreage: 17.07 acres

General location (nearby or cross streets): North of Avenida Lestonnac, South of Rancho California Rd., East of Ave. Olgita, West of Ave. Bordeaux

Existing General Plan Foundation Component(s): Rural Community - Wine Country Policy Area

Proposed General Plan Foundation Component(s): Rural Community

Existing General Plan Land Use Designation(s): RC -EDR, Wine Country Policy Area

Proposed General Plan Land Use Designation(s): RC - EDR

General Plan Policy Area(s) (if any): Temecula Wine Country

Existing Zoning Classification(s): R-A-2 1/2

Provide details of the proposed General Plan Amendment (attach separate pages if needed):  
Remove the existing inconsistent use from the Wine Country Community Plan  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

If yes, provide Application No(s). PUP 00786  
 (e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA37164 & 41736 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): GEO02042

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		
Gas Company	X	
Telephone Company	X	
Water Company/District	X	
	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
	X	

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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 \_\_\_\_\_

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.)

See attached

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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. 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. 1176 (Foundation and Entitlement/Policy)** – APPLICANT: Sisters of the Company of Mary Our Lady – ENGINEER/REPRESENTATIVE: MDMG – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – ZONE: Residential Agriculture-2½ Acre Minimum (R-A-2 ½) – LOCATION: Northerly of Avenida Lestonnac, southerly of Rancho California Road, easterly of Avenida Olgita, and westerly of Avenida Bordeaux – PROJECT SIZE: 17.07 gross acres – **REQUEST:** Proposal to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area – Residential District, on one parcel, totaling 17.07 gross acres – **PROJECT PLANNER:** John Hildebrand at (951) 955-1888 or email [jhildebr@rctlma.org](mailto:jhildebr@rctlma.org) – APN: 951-030-055.

**TIME OF MEETING:** 1:00pm (or as soon as possible thereafter)  
**DATE OF MEETING:** Thursday, August 25, 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







Order ID: 4741962

Printed: 1/25/2017 5:05:08 PM  
Page 1 of 2

Sold To: RIV CO BOARD OF SUPERVISORS  
CU00469350

PO Box 1147  
Riverside CA 92502-1147

Bill To: RIV CO BOARD OF SUPERVISORS  
CU00469350

PO Box 1147  
Riverside CA 92502-1147

Description: NOTICE OF PUBLIC MEETING GPA 1176

Insertions:

Insertion	Run Date	BU	Product Name	Ad Type	Section Name	Zone Name	Ad Size	Page Type	Version	Rate	Billed Qty	Print Qty	Tax	Agency Comm.	Charges	Price	Net Price	Insertion Price
01-00	1/27/17	Fri SDT	San Diego Union Tribune	Liners	Legal 9col	Riverside	3 Column			\$11.11	0	0	\$0.00	\$0.00	\$0.00	\$162.00	\$162.00	\$162.00
02-00	1/27/17	Fri SDT	Capublican office.com	Dot.com	Legal Notices					\$10.00	0	0	\$0.00	\$0.00	\$0.00	\$10.00	\$10.00	\$10.00
03-00	1/27/17	Fri SDT	mobile:sd uniontribune.com	Dot.com	mobile:sd uniontribune.com					\$5.00	0	0	\$0.00	\$0.00	\$0.00	\$5.00	\$5.00	\$5.00
<b>Total:</b>																		
<b>\$177.00</b>																		

*Planning  
15-4 of 01/31/17*

RECEIVED RIVERSIDE COUNTY CLERK / BOARD OF SUPERVISORS  
2017 FEB 10 AM 10:40

**NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE SOUTHWEST - RANCHO CALIFORNIA AREA, THIRD 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 Sisters of the Company of Mary Our Lady - MDMG, on **General Plan Amendment No. 1176**, which proposes to remove an existing K-8 private school from the boundaries of the Temecula Valley Wine Country Policy Area - Residential District, on one parcel, totaling 17.07 gross acres ("the project"). The project is located North of Avenida Lestonnac, south of Rancho California Road, east of Avenida Oigita, and west of Avenida Bordeaux in the Southwest Area Plan - Rancho California Zoning, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1176**.

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 25, 2017    Kacia Harper-Ithem, Clerk of the Board  
By: Cecilia Gil, Board Assistant  
**Pub: 01/27/17. 4741962C**

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

**STATE OF CALIFORNIA  
County of Riverside**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of

**THE CALIFORNIAN**

*An Edition of The San Diego Union-Tribune*

A newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

**January 27<sup>TH</sup>, 2017**

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

Dated at TEMECULA, California, this  
**27<sup>TH</sup> of January, 2017**

/s/   
Cathy Viars - Legal Advertising

The Californian - an Edition of the San Diego Union Tribune  
28441 Rancho California Rd. Suite 103, Temecula, CA 92590

RIV CO BOARD OF SUPERVISORS  
NOTICE OF PUBLIC MEETING GPA 1176  
AD# 4741962

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS  
2017 FEB 10 AM 10:40





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 25, 2017

THE CALIFORNIAN  
ATTN: LEGALS  
P.O. BOX 120191  
TEMECULA, CA 92590

TEL : (951) 251-0329  
E-MAIL: [LegalsSWRiverside@SDUnionTribune.com](mailto:LegalsSWRiverside@SDUnionTribune.com)

RE: NOTICE OF PUBLIC MEETING: GPA 1176

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

15.4

Order ID: 4741962

\* Agency Commission not included

GROSS PRICE \* : \$177.00

PACKAGE NAME: Legal-North/Riverside-Legal Notices

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**NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE SOUTHWEST – RANCHO CALIFORNIA AREA, THIRD SUPERVISORIAL DISTRICT**

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The Planning Commission recommended that the Board of Supervisors adopt an order initiating proceedings for **General Plan Amendment No. 1176**.

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Dated: January 25, 2017 Kacia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

Pub: 01/27/17. 4741962C

**NOTICE OF PUBLIC MEETING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN INITIATION PROCEEDINGS FOR A GENERAL PLAN AMENDMENT IN THE SOUTHWEST – RANCHO CALIFORNIA AREA, THIRD SUPERVISORIAL DISTRICT**

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Dated: January 25, 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 25, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC MEETING**

GPA 1176

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 25, 2017  
Cecilia Gil

## **Gil, Cecilia**

---

**From:** Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Sent:** Wednesday, January 25, 2017 7:39 AM  
**To:** Gil, Cecilia; Buie, Tammie; Garrett, Nancy; Kennemer, Bonnie  
**Subject:** RE: FOR POSTING: GPA 1176

received and will be posted

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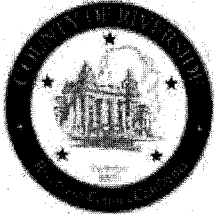
**From:** Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]  
**Sent:** Tuesday, January 24, 2017 4:52 PM  
**To:** Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkeneme@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Subject:** FOR POSTING: GPA 1176

Good afternoon,

Attached Notice is for POSTING. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon St., 1st Floor, Room 127  
Riverside, CA 92501  
(951) 955-8464 Fax (951) 955-1071  
Mail Stop# 1010  
[ccgil@rivco.org](mailto:ccgil@rivco.org)  
<http://rivcocob.org/>



**NOTICE:** This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

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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.

# 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.

15.4 1/31/17

2017-1-134010

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)

JAN 30 PM 0:53

**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:** Larry Markham

**Address:** 41635 Enterprise Circle N, Ste B  
(only if follow-up mail response requested)

**City:** Temecula **zip:** 92590-5614

**Phone #:** 909 322 8482

**Date:** 1.31.17 **Agenda #** 15.4

**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.